

STATE STREET COMMISSION
State Street Commission Meeting
Tuesday, January 21, 2025
2:00 PM
Via Zoom

MINUTES

ATTENDANCE

AFFILIATION

Commission Members Present

Konstantine "Gus" Drosos
Mark Anderson
Kristin Duncan
Brian Grossman
John Idler
Ryan Segal
La Verne Morris

Palmer House Hilton
Hines
Renaissance Hotel
Walgreens
ABC 7
Acadia Realty Trust
20 North State Condo
Assn.

Commission Members Absent

Ciere Boatright
Tom Carney
Greg Cameron
Clinée Hedspeth
Aimeabilomon Ochiekeleye
Cole Stallard

DPD
CDOT
Joffrey Ballet
DCASE
Macy's on State Street
Streets & Sanitation

Others Present

Sangini Brahmhatt
Debbie De Lopez
Michael Edwards
Cmder. David Harris
Robert Kearny
Dan Luna
Arturo Rodriguez
Abel Rodriguez
Mark Roschen
Cindy Chan Roubik

DCASE
Streets & Sanitation
Chicago Loop Alliance
CPD
Ald. Reilly's Office
Ald. Conway's Office
CDOT
Chicago Loop Alliance
DPD
DPD

Call to Order

Due to the cold weather, the January 21st meeting of the SSA Commission was held via Zoom. 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 thanked La Verne Morris for the minutes and requested a motion to approve the November 2024 meeting minutes as presented. Brian Grossman of Walgreens made a motion to approve the minutes as presented, seconded by Kristin Duncan. The motion carried.

Financial Statement and Performance Report

Abel Rodriguez reviewed the year-end unaudited financial statements for the SSA. In 2024, the SSA received 98% of the estimated SSA levy, a loss of \$128,236 from expected total revenue. CLA staff, with board approval, reduced expense throughout the year and finished 2024 with an unaudited carry-forward of \$5,532.

Abel Rodriguez's report year-end budget modification staff made (highlighted in green on the report) and is requesting approval of these adjustments to assure our line items come in at or under budget in our final report to the city. This is a required by the city program with year-end reports. Abel Rodriguez reviewed the 4th quarter and annual SSA Performance Matrix and presented the SSA Contractor Affidavit which is also required by the city to demonstrate the SSA Commission is satisfied Chicago Loop Alliance fulfilled all the programming identified in the 2024 SSA budget.

Finally, Abel Rodriguez asked the Commission to watch for a communication from the city of Chicago to complete the online required Ethics Statement by May 1, 2025.

After discussion, a motion was made by Konstantine Drosos and seconded by Mark Anderson to accept the unaudited year-end financial statements, the final budget modification and 4th quarter, annual performance matrix as presented and, to approve the Contractor Affidavit as presented. Motion carried.

Sole Service Provider Report

Loop-wide Business Improvement District

Michael Edwards explained the State of Illinois has passed Business Improvement District (BID) legislation and the City of Chicago has a new BID program that they announced in 2024. CLA has applied to form a Loop-wide BID, including the Loop west to I-90. The creation of a BID will take 12-18 months and CLA is looking for a few SSA Commissioners to join a working committee with CLA to think through and begin organizing for a loop-wide BID.

There was good discussion led by Mark Roschen and Cindy Chan Roubik, both from the City of Chicago, about the differences between an SSA and a BID. There was discussion of representation, services, process etc. After discussion, Brian Grossman, Walgreen's agreed to participate. Michael Edwards state that if anyone else is interested, to contact him as he begins to set up quarterly working meetings.

Potential CTA Representative for the Commission

Ryan Segal stated he felt the State Street Commission deserves to have higher-level and more consistent CTA representation at the Commission meetings. According to Edwards there are three CTA stations serving State Street and 14 stations serving the Loop, some of these the busiest stations in the system. The Commission agreed we need better CTA representation that can speak on behalf of the agency. Robert Kearny, from Alderman Reilly's office suggested

Chris Rowe who is a CTA and is their Government & Community Relations Liason. Robert Kearny felt Chris is a conscientious and responsive professional. Ryan Segal mentioned he met Bill Trumball, General Manager for CTA Fares who might be another possible representative. After discussion, the SSA Commission requested Robert Kearny to introduce Chris Rowe to Michael Edwards to see if we can figure something out.

CLA 2025 Business Plan and Budget

Michael Edwards thanked Ryan for the introduction and stated he intended to have hard copies of the plan and budget for today's meeting, instead, Abel Rodriguez share portions of the documents. Edwards said he would follow-up this week with an email of the entire CLA plan and budget for the Commissioners review and use throughout 2025.

Edwards asked the board to follow along as he reviews pages 7 and 13 and highlights key programs and projects across the four Strategic Priorities from our 5-Year Strategic Action Plan including **Building Confidence in the Loop** through increased safety, social services outreach and beautification; **Increasing the CLA Profile and Impact** through advocacy on key issues, planning data collection and media engagement; by **Ensuring Everyone's Neighborhood** through events and recommitting to our DEI strategy both in the Loop and our organization, and; **Creating a Complete Urban District** by filling vacant spaces and expanding the Loop's commercial and artistic offerings. Edwards highlighted the increased membership revenue goal, the importance of marketing all the Loop assets and the goal of increasing CLA resources through our new fundraising/development efforts.

Edwards encouraged the Commissioner to review the document in more detail and email or call him with any questions they may have.

Status Report/Outstanding Issues

Chicago Police Departments

Ryan asked Commander David Harris about programs to register private security cameras on State Street and in the Loop with the police departments. This program is called the Private Sector Camera Initiative. The Commander said it was possible with the correct technology. The Commander also revealed the First District does not have a center of communication, like other police districts, but if it did, implied he could improve the districts ability to effectively monitor crime reported through private camera.

The Commander reviewed a number of crime stats and arrest rates and, generally things seem better on State Street and in the First District. The cold weather is also helping keep the criminals of the street (Officer frost). CPD sent some flyers to be distributed to merchants and residents regarding ways to reduce burglary and robberies. Edwards indicated the CLA has already distributed these to our networks and have them posted on our website.

The Commander finished by saying the First District is setting up a 'Hot Spot' between Randolph, Wabash, Lake and State. A hot spot will allow the police to trespass people out of the geography and address loitering and other bad behavior.

DCASE

Sangini Brahmbhatt, Deputy Commissioner for Programming was in attendance. She indicated DCASE is completing its schedule of events for 2025.

Street & Sanitation

Debbie DeLopez from Street s & Sanitation reported the department is busy with snow removal and ongoing cleaning of alleys and streets. The department monitors issue areas and are happy to respond to request form SSA Commission members. Ms. DeLopez did request CLA to remove the receptacles in the Pedway. When asked, Ms. Delopez stated her departments busy season begins with the St. Patricks Day festivities.

CDOT

Arturo Rodriguez reported the CTA station renovation is progressing. The contract has been awarded and the contractor will be submitting their schedule to complete the work. In the meantime, Comed is completing cabling work over the next four months. Art Rodriguez encouraged Commissioners to report any broken lights or infrastructure along State Street to CLA who can get the information to him and his department.

Department of Planning and Development

Cindy Chan Roubik reported the city is working with the five LaSalle Street development teams to begin the renovation of these buildings that will result in 1,400 units of which 400 are affordable units. The city is close to a closing on 79 West Monroe Street.

The city is preparing a final draft Central Area Plan and will be calling for community input in this spring.

Mrs. Roubik finished by noting the available community development grants including small grants under \$250,000; medium grants between \$300,000 and \$5 million, and large grants of \$5 million or more. These funds are available through the new Economic Development Bond which removes the TIF geography requirements, and can be used for a wide variety of economic development projects such as vacant storefront, renovation etc....

The State of State Street

Ryan Segal noted we are at time, but would like to have a discussion with Commissioners on the State of Street at our next meeting. It would be important hear from Commissioner about the state of hospitality, retail, entertainment, media, development, and living from their expert perspectives.

Ryan also mentioned the CLA is doing good work out on State Street regarding unhoused people. Ryan asked to have Octavion Thomas, Streetplus Outreach Specialist at our next meeting.

Other Business

With no other business before the Commission, Ryan Segal reviewed the upcoming event and encouraged Commissioners to support and attend the upcoming CLA Annual Meeting on February 28, 2025.

- Safety & Security Committee, February 6, 2025, 11:00 AM via Zoom
- CLA Annual Meeting, February 28, 2025, 8:15 AM, Convene, Willis Tower
- Next Meeting: Tuesday, March 18, 2025, 2:00 PM, ABC 7
- Mandatory New Commissioners Training: TBD

Adjournment

Meeting adjourned at 3:03 PM

La Verne Morris, Secretary