

STATE STREET COMMISSION
State Street Commission Meeting
Tuesday, November 9, 2021
2:00 PM
Via Zoom

MINUTES

ATTENDANCE

AFFILIATION

Commission Members Present

Commissioner Mark Anderson
Commissioner Greg Cameron
Commissioner Kristin Duncan
Commissioner Dean Lane
Commissioner John Idler
Commissioner La Verne Morris
Commissioner Ryan Segal
Commissioner Andrea Schwartz

Hines
Joffrey Ballet
Renaissance Hotel
Palmer House Hilton
ABC7
20 North State Street Condos
Acadia
Macy's

Commission Members Absent

Commissioner Gia Biagi
Commissioner Maurice Cox
Commissioner Cole Stallard

CDOT
Department of Planning & Development
Department of Streets & Sanitation

Others Present

Michael Edwards
Mark Roschen
Abel Rodriguez

Chicago Loop Alliance
Department of Planning & Development
Chicago Loop Alliance (CLA)

I. Call to Order

The November 9, 2021, meeting of the State Street SSA Commission was called to order at 2:02 PM by Chair Greg Cameron. Greg apologized to the Commissioners for being a bit late and welcomed them to the meeting and called the meeting to order.

II. Public Comment

No comments were made by the public.

III. Approval of Minutes

A motion to accept the Tuesday, October 19, 2021, meeting minutes as presented was made by Kirsten Duncan and is seconded by Dean Lane. The motion passed unanimously.

IV. Financial Statements as of October 30, 2021

Abel Rodriguez screen shared and reviewed the financial statements through October 31, 2021. Abel indicated not a lot has happened over the summer. We are in good financial shape on the revenue side with almost 100% of the SSA levy collected. Abel expects the final \$4,000 to come in before the end of the year. We have collected \$2,880,382 versus a budget of \$2,884,382.

We have been very conservative in spending SSA dollars given the unknown associated with the receipt of the levy. That said, we have completed some major capital improvements including aggregate replacement, completing the power washing schedule for the year and sealant for the sidewalks.

Michael Edwards announced the city has provided \$50,000 towards the installation of \$75,000 in new street tree holiday lighting for this coming season. This is part of the city of Chicago efforts to accelerate the State Street recover and the holiday lights are being installed now for the upcoming holiday kick-off in the Loop on Friday, November 19, 2021. After discussion, Edwards requested the SSA Commission agree to increase the holiday budget by \$10,000 to cover the enhanced holiday lights. Greg Cameron questioned why the Commission was being asked to approve the expenditure when staff already has purchased and is even installing the lights? Edwards indicated it seemed like an opportunity to leverage new city funds but agreed staff could have communicated the opportunity to the Commission sooner and Greg requested additional communication between meeting, let's do best practices and continue to find ways to improve how the Commission operates. It was mentioned that maybe this additional \$10,000 should be borne by the CLA and not the State Street Commission. After further discussion, a motion was made by Andrea Schwartz and seconded by Dean Lane to approve the additional budget request for enhanced holiday lighting. Motion carried.

V. Commission Seat

Greg Cameron discussed changes to Commission seats and the need for some input to identify good candidates to replace Eric Finnegan of Block 37 who resigned over the summer. This is now an open position for a property owner on State Street.

Michael Edwards said he and Greg had reviewed eight candidates that either own property or manage property on State Street within the State Street SSA. After discussion, it was felt that Alex Antolino of Brookfield Asset Management would be a good candidate as a major new owner of new office space on State Street. Brookfield Asset Management has purchased and is redeveloping the top eight floors of the Macy's building. Edwards indicated Mr. Antolino is interested but travels a lot and offered Julie Welter of JLL who manages the Brookfield property on State Street as a better representative. Edwards has worked a few projects with Julie, as has Andrea. Both indicated Julie is capable and representative of a major property in the SSA.

After discussion and input from the Commission, Greg suggested we take a pause, I don't want to rush it, and get a little group together (Andrea and Ryan) to think about the kind of leadership we want and whether we need property owners, or more diverse representation on the

Commission. Edwards, asked do we want to keep this to just property owners and property manager? Ryan Segal indicated retailers like Target and Walgreens pay the SSA levy through their lease obligations. Andrea agreed that LaVerne is the only resident on the Commission. We need to keep large property owners engaged but could use new perspectives. There was discussion of rentals versus owned residential on and just off State Street. All agreed to broaden the definition.

Mark Roschen from the City just needs to have an application submitted. It is a very straight forward process. Greg thought we should take a few months and really find the right person that can represent the interest on State Street, while adding to the diversity of the Commission. The State Street Commissioners agreed.

VI. CLA Security Update

Michael Edwards reported that the crime situation downtown seems to be improving. HLSA reports are more positive and young people and students are getting back into routine around school, while the colder weather is affecting how people use downtown.

Edwards indicated that for the holiday shopping season, beginning November 19, 2021, to the end of the year HLSA will have two walking and two in a mobile unit for four to midnight Friday and Saturday, to increase the security presence during the holiday evening shopping season. The mobile unit will address problem locations like Adams and Wabash.

Edwards indicated there is police and city concern with pending jury verdicts in the Rittenhouse and Ahmaud Arbery cases and our security firm HLSA is on notice to come to the Loop when any verdict is reached to make sure they have a presence on State Street.

Finally, Edwards stated we have a growing homeless issue in front of Target and there is more aggressive homeless affecting State Street customers. Edwards stated I seems a bit more organized and tents at Robert Morris. Streetplus is currently working to fill the proposed homeless outreach position by the beginning of 2022. Edwards stated that Streetplus is hired by the CLA to provide the clean & safe services and the city has programs that can also help through the Department of family and Support Services (DFSS). Andrea state it would be helpful to know how they are addressing State Street. Edwards reminded the Commission that we work with Thresholds weekly at the public library to assist Loop homeless with information on where they can get the services they need. in addition, we are just publishing our 7th addition of our Homeless Resource Guide and will be distributing them around State Street in the coming weeks.

VII. Status Reports

Streets & San

Cole Stallard is the newly appointed Commissioner of Streets & Sanitation. He is pleased to be on the Commission and has worked with Andrea, Michael and others over the last few years. When Cole can't participate in a Commission meeting, he will send Louis Zapada. Commissioner Stallard indicated Homeless his department works closely with DFSS and Deb DeLopez. If the Commission has a homeless issue, let him or Deb know, and we can add it to our homeless

management system from a single individual to an encampment. Issues can be directed to Deb and me to get help started. Michael Edwards congratulated Cole on his appointment as a city Commissioner.

DCASE

Commissioner Mark Kelly has retired as October 30,2021. Erin Harkey has been appointed interim Commissioner of DCASE. We will follow-up with the new interim Commissioner to see her level of interest in serving on the State Street Commission.

CDOT

No report was given.

DPD

Mark Roschen explained BID legislation has been submitted to Springfield to become state enabling legislation this spring. Beginning in January the city will start to have meetings with property owners to help shape what a city BID ordinance might look like.

VIII. CLA 2022 Planning Process

Michael Edwards thanked Greg and the Commission for a bit more time. The CLA is beginning their 2022 planning process and outline some assumptions about the Loop and State Street for next year to provide some context for planning purposes. The CLA Board is make a few assumptions he would like to outline for the Commissions reaction.

1. The Loop and State Street economy will continue to slowly come out of the pandemic
2. Crime will slowly decrease as the children go back to schools and the city increases their resources and efforts regarding crime downtown'
3. The pandemic will be more manageable allowing more in-person events and larger gatherings
4. Mayor's election in February 2023. Next year will be a political year and provide for opportunities and challenges
5. Access federal funds will be more available

Kristin Duncan felt the assumption are consistent with what she is hearing in the hotel industry leading with visitors, limited business travel and smaller conventions. Dean Lane agreed and said it will be a slow climb, but business travel is expected to grow in March and April. Andrea Schwartz stated retail is coming back in many ways, in store to see things, but online continues to be important. Supply chain issues could impact retail sales. Andrea says the store is performing well now and she is less sure about post-holiday. Right now, people are looking to come out. Greg said yes, arts & culture is pumping life into the Loop. The Nutcracker is selling better than budgeted. Greg reminded the Commission that cultural tourism patrons spend lots of money and support restaurants and night life in the Loop, but, it will be slow. Greg indicated there is more concern about crime and safety than COVID and vaccination protocols. Safety remains top of mind.

La Verne indicated people living on State Street and in the Loop remain very concerned about crime. There is a new problem with the mail and postal service. Apparently, people are selling the postal keys for zip codes ending in 01 and 02 on the street for \$1,500. With the postal key criminals are coming into residential buildings and stealing mail. While La Verne has met with the Postal Inspector, her building has been hit five time already. The issue is affecting more and more buildings, even ones with doorman. La Verne indicated the Loop Neighborhoods had a good Zoom meeting with Alderman Reilly and Robert Kearny to discuss issues and concerns. La Verne feels the Adams & Wabash intersection is improved since our last meeting it is still the seediest intersection in the Loop. After discussions, the Commission was in favor of doing some power washing in and around the intersection to try in improve its appearance. And it would help the SSA. Cole Stallard stated power washing makes a huge difference.

Mark Anderson said office continues to be struggle. He is luck because he some very aggressive tenant that have been back 100% for a while now while other are thinking 50% by Christmas and after the new year. State Street retail according to Ryan Segal is doing ok. Stores like Target and Walgreen remain busy. Smaller stores, and restaurants are struggling a bit due to the lack of office workers. That said, it is hard to get a reservation at a restaurant downtown.

Michael Edwards thanked everyone for their input and thoughts regarding the state of State Street and the Loop.

IX. Other Business

Greg and Jean had breakfast with Reilly and Robert Kearny. Will meet with appointed members of the commission. He is committed to state street and assuring state street is clean and safe. He is less concerned about holiday and alleys he is less excited about. Get a date scheduled and keep you posted. Probably a breakfast before the day gets started.

CLA holiday event on December 9th at an in-person event. Joffrey, host you, nutcracker, January 18th next meeting. No other business was brought before the State Street Commission.

Michael Edwards held up our holiday promotion piece of which 50,000 will be distributed to encourage families to State Street for the holiday. He encouraged Commissioners to coming to State Street on Friday, November 19, 2021, to enjoy all we have planned to make State Street and must do holiday destination. There was good discussion about Macy's window, the Walnut Room, Palmer House Tree, Christkindle Market and even the new SSA holiday lights.

X. Adjournment

Edwards reminded the SSA Commission that a list of the 2022 meeting dates was sent in the meeting mailings earlier this week and he asked them to get the meetings in their personal calendar. Edwards indicated we are going to try to have in-person meetings in 2022 and our next meeting is on Tuesday, January 18, 2022. A motion was made by Andrea Schwartz and seconded by John Idler to adjourn the meeting of the State Street Commission. Motion carried.

La Verne Morris, Secretary