

STATE STREET COMMISSION
State Street Commission Meeting
Tuesday, March 17, 2026
2:00 PM
190 North State Street, ABC 7

MINUTES

ATTENDANCE

Commission Members Present

Mark Anderson
Greg Cameron
Brian Grossman
La Verne Morris
Ryan Segal

Commission Members Absent

Ciere Boatright
Aimeabilomon Ochiekeleye
Cole Stallard

Others Present

Kemena Brooks
Erika Coldman
Debbie DeLopez
Michael Edwards
Laura Graves (John Idler proxy)
Ryan Greenlaw
Cam Lind
Sergeant Theo Kerkeres (Commander Mannion proxy)
Kenya Merritt
Abel Rodriguez
Mark Roschen
Cindy Roubik
Heidi Sperry
Charles Smith

AFFILIATION

Hines
The Joffrey
Walgreens
20 N. State Street
Acadia Realty Trust

DPD
Macy's on State Street
Streets & Sanitation

CLA Chair, CHA
Chicago Loop Alliance
Streets & Sanitation
Chicago Loop Alliance
ABC 7
DPD
Chicago Loop Alliance
CPD
DCASE
Chicago Loop Alliance
DPD
DPD
DPD
CLA Vice-Chair, CannonDesign

Call to Order

Ryan Segal called the meeting to order at 2:00 p.m. Those present introduced themselves and their company or organization.

Public Comment

No comments were made by the public.

Approval of Minutes

A motion was made by Brian Grossman and seconded by Mark Anderson to approve January 2026 Minutes as presented. Motion carried.

Financial Statement

Abel Rodriguez reported that finalized financial statements were not available for this meeting. Although CLA has received revenue distributions from the City, the distributions have not been categorized as current 2025 revenue or late interest collections. As a result, an apparent overpayment of \$294,736 remains unresolved and requires clarification before the financials can be completed.

Abel noted that a letter from Mark Roschen (DPD) indicated that corrected distribution notices may not be provided until early April. Because of this delay, accounting materials could not be submitted to auditors in time to begin the SSA audit for the April 28 meeting. A special meeting in May will therefore be required to approve the 2025 SSA audit.

Mark also advised that several SSAs are experiencing similar overages, raising the possibility that adjustments or clawbacks could be required, particularly given that some SSAs remain under-collected. Despite this issue, the SSA remains in strong financial condition, with most anticipated 2025 revenue already received.

Sole Service Providers Report

2026 – 2027 SSA Officers

Michael Edwards reported that the SSA Commission met in February to discuss officer positions for 2026. The following individuals agreed to serve beginning April 28, 2026:

- **Chair:** Mark Anderson (Hines)
- **Vice Chair:** John Idler (ABC 7)
- **Treasurer:** Ryan Segal (Acadia)
- **Secretary:** LaVerne Morris (Resident)

A motion to approve the slate was made by Brian Grossman, seconded by Greg Cameron, and carried.

2026 SSA Commissioners

Michael reported that several candidates were discussed for four open private-sector seats and one public-sector seat. The following individuals agreed to serve:

- Rob Manuel, President, DePaul University
- Chris Jukabowski, Marc Realty
- Kenya Merritt, DCASE Commissioner and Deputy Mayor (public-sector seat)

A motion to approve the appointments was made by Greg Cameron and seconded by Ryan Segal. The motion carried.

Michael noted continued outreach to fill two remaining private-sector seats. While Macy's and the Palmer House declined participation this year, discussions are ongoing with a Walgreens location on State Street. Greg Cameron suggested contacting Barnes & Noble as a potential candidate.

Abel reminded Commissioners that City-required Commissioner Applications and ethics disclosures are due by **May 1, 2026**.

New Programs

Homeless Outreach program

Cameron Lind reported that CLA has been awarded **\$1.1 million over three years** from the City of Chicago to expand homeless outreach services. The funding will support three licensed social workers who will work alongside Octavion Thomas through the existing Street Team program operated by Streetplus.

The service area covers much of the central business district, though outreach will focus on known concentration areas. The program includes a dedicated vehicle. One bilingual staff member, Sergio Ortiz, has already been hired; two additional hires are underway.

Greg asked whether the new funding could offset existing SSA expenditures. Cam clarified that the funds are restricted exclusively for homeless outreach. Debbie DeLopez emphasized that CLA will continue close coordination with Streets and Sanitation and DFSS, including ongoing cleanups and encampment-related work.

Vacant Storefront Activation Program

Cam also reported that CLA has received **\$800,000 over two years** from DPD to support storefront activation along State Street through pop-ups, window installations, and similar strategies. CLA is coordinating with DPD and conducting outreach to property owners and interested businesses.

Commissioners asked about rent abatement and tenant participation. Cam explained that CLA will facilitate coordination among tenants, property owners, and designers where renovations are required. Once spaces are occupied, businesses may apply for small business grants and additional support programs through partner agencies.

In response to questions about public awareness, Michael invited Commissioners to attend the **Summit on State Street** on April 7. The event, which already has 125 registrants, will address strategies for addressing vacancies and will serve as a program launch opportunity with media coverage. Speakers include John Vance (Stone Real Estate), City Commissioner Boatwright, and Phil Clement (World Business Chicago).

2027-2029 Landscape and Clean & Safe Contracts

Michael reported that staff and board members solicited proposals for new three-year contracts beginning January 2027 for landscaping and clean/safe/social outreach services. Although the SSA Commission does not execute contracts, its recommendations inform final CLA decisions.

Landscape Proposals

Six proposals were received, with four reviewed in detail by staff and Commissioners Ryan Segal and LaVerne Morris. The recommendation is to retain **Yellowstone Landscaping**, citing institutional knowledge, coordination expertise, and a modest cost increase of approximately \$15,000 per year over three years.

Clean, Safe and Outreach

Four proposals were reviewed by staff and CLA Board members Rich Gamble and David Broz. The recommendation is to retain **Streetplus**, citing strong performance, CPD coordination, institutional knowledge, and pricing below CLA's projected three-year budget.

Greg expressed concern about committing to long-term contracts prior to the onboarding of a new CLA CEO. Following discussion, the Commission agreed with the vendor selections but expressed some hesitation regarding contract timing.

The SSA Commission ultimately approved recommending both Yellowstone and Streetplus to the CLA Executive Committee.

Status Reports/Outstanding Issues

Security

Sergeant Theo Kerkeres reported that Commander Mannion was unable to attend due to an emergency incident earlier that morning involving a firefighter fatality.

Sergeant Kerkeres noted a recent increase in parking garage vehicle break-ins. CPD continues to work with garage operators through monthly coordination meetings, emphasizing improved reporting and training to ensure video footage can be properly extracted for investigations.

Sergeant Kerkeres also reported on early planning discussions at OEMC regarding upcoming major events, including Sueños Festival, the Memorial Day Parade, and the start of Soldier Field events later this month.

In response to questions about St. Patrick's Day, Sergeant Kerkeres reported that this year's Loop celebrations were very successful. Enhanced TAC team deployment, proactive enforcement against large alcohol containers, favorable weather, and increased sanitation resources resulted in minimal incidents.

Streets & Sanitation

Debbie DeLopez reported that post-parade cleanup was successful and the area returned to normal quickly. Crews are addressing weather-related issues and continuing work on ongoing concerns, including illegal bird feeding. She reminded Commissioners to contact her directly for cleanup needs.

CDOT

Michael reported that no CDOT representative was present. However, updates on CTA station work and upcoming milestones were included in the President's Report, along with a summary of ongoing projects intended to assist the incoming CEO.

Planning & Development

Heidi Sperry reported on behalf of Cindy Roubik that the RFP for the City-owned site at **331 S. Plymouth Court** has been awarded to DL3, led by Leon Walker. The proposed \$160 million redevelopment includes approximately 300 mixed-income residential units, active ground-floor retail, and \$1.5 million in improvements to Pritzker Park. Completion is anticipated by 2030.

Heidi also reported that six applications are under review for the LaSalle Central SPIF program and that DPD looks forward to coordinating corridor activation efforts.

DCASE

Commissioner and Deputy Mayor Kenya Merritt provided an overview of upcoming DCASE initiatives, including summer festivals, Cultural Center exhibitions, International Jazz Day programming, and film and music series at Millennium Park. Key highlights include expanded Jazz Month programming in April,

major summer festivals (Blues, Taste of Chicago, Gospel, and Jazz), and ongoing partnerships with cultural organizations throughout the city. Commissioner Merritt encouraged Commissioners to share program information broadly as schedules are finalized.

Aldermanic Reports

No Report

Other Business

No comment.

Adjournment

Meeting adjourned at 2:56 p.m.

La Verne Morris, Secretary