



SSA #18 COMMISSION MINUTES – October 2 , 2019
Center on Halsted, 3656 N. Halsted Street, Chicago, Illinois

1. Call to Order & Roll Call

Commissioner Jim Ludwig called the meeting to order and the following Commissioners were in attendance: Jim Ludwig, Dave Gassman, Kearby Kaiser, Tim Klump, Mike Raffety, Cindy Rudman and Randy Shingledecker. Commissioners awaiting city approval Elizabeth Fuld. Northalsted Board of Directors members Micah Hilgendorf, Mickey Hornik, and Drew Knecht.

Also in attendance Northalsted Executive Director Kevin Richards and Director of Operations Eric Santiago. Presenter and consultant Tony Pelikan.

No members of the public in attendance .

2. Northalsted Update

Kevin reports that the first Taste of Boystown event held on September 24th was a success with 17 businesses participating. The event exceeded 200 tickets sold and the feedback from businesses and participants has been positive.

Halloween planning is underway, this year Halloween programs will be featured as HalloWeek kicking off on Friday, October 25th and ending on Thursday, October 31st. On Saturday, October 26th we will be offering family friendly programming during the day with a Pup Crawl for dogs and trick or treating for kids followed by a fun zone with games and music in the Sherwin Williams parking lot. To date Halloween sponsorships are up compared to last year.

We are also preparing for the holiday season with the return of the Proud Purchase Gift Card 20% value added bonus promotion. Gift card sales will launch in November and can be purchased from northalsted.com.

3. SSA PIN and TIF Presentation

Eric introduces Tony Pelikan, who completed our PIN analysis project earlier this fall with PLACE Consulting. From the data that Tony put together from our PIN analysis we asked him to put together a presentation to explain the new Red Line TIF district and how this will impact our SSA Budget in the future. Tony provides a background on the EAV and how SSA funding is collected from the city.

He explains that the Red Line TIF is unlike any other TIF in the city due to its large geographical size, which covers all of SSA #18. This TIF follows unique guidelines compared to other TIFs in that it can last up to 35 years. As well as how the percentage increase above the fixed EAV rate established in 2016 grows over time. Mike informs Tony that the rate of growth for this TIF is unique with the process in which Cook County and the City of Chicago collect and distribute the increment.

Tony presents our options to grow the SSA budget. The SSA will have the opportunity to change our taxable percentage rate during the reconstitution process, if that is an option we want to explore, the reconstitution process will take place in 2024. Tony reminds the commission of the importance to advertise the services that the SSA provides. Kearby suggests making the SSA content on our website easier to find and highlighting our programs in a better way. Including creating a webpage to discuss the new bike rack project similar to the content about the rainbow crosswalks.

Tony states that he will need to rerun his projections based off the new increment level information provided to him from Mike. Once the projections have been updated this information will be shared with the commission.

4. Approval of the July 10, 2019 Meeting Minutes

Minutes from the July 10th, 2019 meeting were distributed and reviewed.

MOVED by Tim Klump

And SECONDED by Mike Raffety

to approve the minutes from July 10th.

MOTION CARRIED.

5. SSA Programs Update

Eric presents that we will be issuing an RFP for bike removal services. Northalsted will

pay for the removal of the existing bike racks which are to be returned to CDOT. Once removed CDOT will install the new bike racks. We will be placing the bike rack order this year with the goal to have the new bike racks installed in the spring of 2020 after winter is complete. The new bike racks will be paid for in part from the SSA with the remainder of the project coming from Northalsted. This plan will create 9 areas that feature a set of 6 bike racks in the 6 colors of the rainbow. All other bike racks will be a sky blue tone.

An RFP will also be created for a design firm to transform the Broadway and Clarendon traffic triangle area. The RFP will be ask for options beyond the triangle as well as new enhancements along the entire Broadway corridor. The SSA subcommittee that previously met in the spring will meet again to review designs and plan the scope of this project. It is noted that the pedestrian crossing here needs to be made safer. We will work with the alderman's office to see what short term improvements can be made quickly within this space.

During the February 2020 commission meeting we will look at how Northalsted funding and SSA funding work together for our shared expenses. The reason for holding this meeting at that time is so that we can look at a summary of our 2019 spending. The commission asks to also see our 2018 expenses for a comparison.

6. New Business

**It was MOVED by Dave Gassman
and SECONDED by Tim Klump
to move the previously planned December 11th Commission meeting to
December 4th.**

MOTION CARRIED.

Eric will send out updated calendar requests with the date change.

The Northalsted Holiday Party will be held on Tuesday, December 10th location TBD.

7. Public Comment

No comments.

8. Adjournment

There being no further business,

**It was MOVED by Mike Raffety
and SECONDED by Tim Klump
to adjourn the meeting at 10: 41 a.m.
MOTION CARRIED.**

Next meeting will be held on December 4th.