



**SSA #18 COMMISSION MINUTES – August 25, 2021**  
*3223 N Sheffield Ave Suite C and Video Conference via Zoom*

**1. Call to Order & Roll Call**

Commissioner Jim Ludwig called the meeting to order at 9:15 am and the following Commissioners were in attendance: Jim Ludwig, Kearby Kaiser, Dave Gassman, and Mike Raffety

The following were not in attendance: Tim Klump

From the Northalsted Business Alliance: Treasurer and Acting Executive Director Lake Alen, Business Development Coordinator and SSA Program Manager Robert Morvay.

From Alderman Tunney's Office: Director of Community Outreach & Public Safety Calvin Cottrell.

From Senator Sara Feigenholtz's Office: Maggie O'Keefe from Senator Sara Feigenholtz's office.

No members from the public were in attendance.

**2. Approval of Meeting Minutes**

**MOTION by Kearby to approve the July 14th Meeting Minutes.**

**SECOND by Mike.**

**All approve.**

**MOTION CARRIED.**

**3. Public Comment Period**

- a. There is no public comment.

**4. Commission Update**

- a. Cindy will be required to resign, and is writing a letter of resignation now.
- b. There are three vacancies in the commission, possibly four with Tim's seat having expired in early 2020 and him not seeming interested in renewing
  - i. There are two potential commissioners going through the application process, but it is taking a while.
  - ii. The commission recommends reaching out to Tico from Center on Halsted.
  - iii. Lake has reached out to Jim Luttinger from Halsted Flats, but he doesn't seem interested.
  - iv. Jim recommends looking into Madeline from AHF Pharmacy.
  - v. Lake recommends the assistant manager of Wrigleyville Veterinary.

- vi. Mike recommends putting out a member-only newsletter for the SSA commission. Robert will do this.
- vii. Kearby recommends John Krenger Real Estate.
- viii. Jim recommends Kozy's Management.
- c. Jim has contacted Tim about his expired seat.

## 5. Northalsted Update

- a. Market Days
  - i. Market Days preliminary numbers were positive, and gates were up and beer sales were down from 2019.
    - 1. NBA had trouble staffing beer.
  - ii. Mayor Lightfoot and Congressman Quigley thought positively of the festival.
  - iii. A full report will be going out to the SSA soon.

## 6. Budget Update

- a. By the end of July, we had received about half of our money from the city.
- b. Some additional allocation of funds is required later in the year for the Chicago Sculpture Exhibit statues.
- c. The budget looks exactly as expected.
- d. About \$137k is left unspent for the year, and some reallocations will be needed to spend what we're needed, especially since rebates weren't redeemed very many times this year.
  - i. Kearby wants to discontinue all rebates except Security and Facade, and wants to allocate that money all the way to street attraction.
  - ii. Lake says that to go viral, big investments to go viral like a Halloween vibrancy similar to Wrigleyville's Christmas, more money is needed than we have currently.
  - iii. Lake wants to do greater assurances to make sure that upcoming displays aren't destroyed like the Broadway-Clarendon terracast planters.
  - iv. Kearby wants a big PR-boosting display, like the Candyman Experience in the loop, that will get buzz for the neighborhood. He recommends subjects like DuSable, AIDS memorial, etc.

## 7. Contractors Update

- a. Pylons
  - i. Pylons need to be refreshed entirely, and it's currently quoted at \$15,000 per Pylon. This will need to happen a long time from now.
  - ii. The lights in the pylon need to be refreshed as well, and Lake and Robert have reached out to Horizon Electric to replace these with new LED fixtures. The quote is \$12,439 and \$1,700
  - iii. In the future, NBA and SSA has discussed teaming up to tackle the cost of putting in internet-powered color-changing lights in.

**MOTION by Kearby to have the SSA an updated quote from Horizon Electric for every light in all 19 pylons and to have the SSA fund this up to \$20,000.**

**SECOND by Dave.**

**All approve.**

**MOTION CARRIED.**

- iv. NBA's social media will take photos and videos of this process.
- v. Fund reallocations will be discussed at the next meeting.

Maggie O'Keefe enters the meeting at 10:08 am.

- vi. Lake asks Maggie what we can do to have the State help us with refreshing the Pylons.
  - 1. Maggie recommends putting together a pitch for next year and sending it to:
    - a. Senator Sarah Feigenholtz [sara@senatorsara.com](mailto:sara@senatorsara.com)
    - b. Margaret Croke [info@repcroke.com](mailto:info@repcroke.com)
    - c. Congressman Mike Quigley
    - d. Maggie O'Keefe [maggie@senatorsara.com](mailto:maggie@senatorsara.com)
- vii. Kearby will reach out to Comed to see if we can get a deal on some LED lighting.

Maggie O'Keefe exits the meeting at 10:20 am.

- b. Rainbow Crosswalks
  - i. The Rainbow Crosswalks need a retouch badly, and Gallagher Asphalt says that retouching the Crosswalks the way we initially thought would require a full reinstallation at full price, and instead recommends Northalsted pay them \$13,980 for a brush cleaning by hand, approved cleaner, and power wash supplement.
  - ii. Calvin states that the Alderman would like to have the crosswalks power washed more, and Lake explains that Pressure Washing Systems has been experiencing staffing issues but he'll try.
  - iii. Conversations with Gallagher will continue following this meeting.
  - iv. Kearby recommends having some kind of publicity program for the community to come and attempt to clean the rainbow crosswalks
- c. Sidewalk Maintenance
  - i. During the pandemic, our old contractor Cleanstreet went bankrupt. We then switched to Cleanslate but then switched again to Brightview as Brightview was less expensive packed with our agreed upon Landscaping agreement with them.
    - 1. Brightview's performance was incredibly poor, including leaving early, coming late, not showing up at all, no communication regarding leaving, and more. This has caused multiple situations where Lake and his personal assistant cleaning had to clean the street themselves.
  - ii. Lake, Jim, and Ramesh made the executive decision to switch back to Cleanslate.
  - iii. Brightview allowed us to exit the agreement after we cited multiple contract agreements.

**MOTION by Mike to ratify the Cleanslate agreement.**

**SECOND by Kearby**

**All approve**

**MOTION CARRIES.**

## **8. SSA Program Update**

- a. Rebates
  - i. Kearby shows and recommends approval for all Q1 and Q2 rebate submissions as submitted.

**MOTION by Kearby to approve all presented rebate submissions as submitted.**

**SECOND by Dave.**

**1 abstain.**

**Motion carries.**

- ii. Kearby recommends not doing any other rebates than Security and Facade going forward unless we have a very good reason.
- b. Lake wants meetings to be set up in advance with more than four a year, and he recommends going to bimonthly meetings with four required per year.
  - i. Mike says that he always has a 10 am meeting on Wednesdays, and Jim recommends moving it to 1 pm instead of 9 am. Robert will change the calendar invites.
  - ii. Lake wants to set a certain location, and Mike recommends Roscoe's.
  - iii. The next meeting will be at the NBA office.

**MOTION by Kearby to adjourn the meeting**

**SECOND by David.**

**All approve.**

**MOTION CARRIED.**

The meeting adjourned at 10:30 am.

Next SSA meeting will be held on October 13th at 1:00 pm at the Northalsted Office (801 W Cornelia)