



SSA #18 COMMISSION MINUTES – April 13, 2022
Virtual Meeting

1. Call to Order & Roll Call

Commissioner Jim Ludwig called the meeting to order at 1:20 p.m. and the following Commissioners were in attendance: Jim Ludwig, Kearby Kaiser, Elizabeth Fuld, Mike Raffety, Dave Gassman, and Carlton Daniels.

From the Northalsted Business Alliance (NBA): Executive Director Kevin Barbeau and Business Development Coordinator/SSA Program Manager Robert Morvay.

From Eilts & Associates: Joy Coombes

From the Public: Allan O'Brien

2. Public Comment Period

- a. Allan comments about having a Security update, and Kevin says he's got an update on that during Northalsted update.

3. Approval of Meeting Minutes

- a. Jim introduces Carlton Daniels, the new commissioner, and Allan O'Brien who is in the process of getting his commissioner application approved.

MOTION by Mike Raffety to approve the January 31st Minutes.

SECOND by Dave Gassman.

All approve.

MOTION CARRIES.

4. Audit

- a. Joy from Eilts & Associates runs her audit presentation.
 - i. Joy thanks Lake, who couldn't join the meeting, for his help during the Audit during his tenure as Acting Executive Director.
 - ii. Joy recommends those in attendance to read the Audit Opinion within the audit document for themselves.
 - iii. Joy explains that the SSA is owed \$25,149 from the City of Comptroller's officer due to when the SSA changed bank accounts as well as \$76,075 in carryover.
 1. The SSA will receive the \$25,149 in July.

- iv. Mike asks if it's best in practice to send over final bill backs prior to December 31st, and Joy says it doesn't really matter as long as the service provider can manage with what they have early in the year.
- v. SSA committed \$30,000 in funding for a 2022 Halloween design expenditure in 2021, which has already been taken out of carryover for 2022.
- vi. In 2021, the SSA collected \$525,051 in taxes and expended \$465,915.
- vii. In 2020, there were fraudulent transactions by an outside party that have resulted in Bank of America owing SSA#18 \$19,000, for which Bank of America has told us recently that they will not reimburse. Joy mentions that Lake thought that the city would pick up the fight, but the city said we should just take the loss.
 - 1. Last Summer, the SSA considered taking the issue to the media. The SSA will continue to consider options on how to try to retrieve this money, including discussing taking it to the media and continuing to persist in asking the city to take legal action. Kevin recommends trying to continue speaking to Bank of America.
- viii. SSA #18 is collecting slightly more than the levy but not too much for it to be a concern, so Joy has dropped the allowance to \$0.

MOTION to Mike Raffety to change the Extraordinary Item language to include mention of an outside party being the one to have committed the fraudulent transactions.

SECOND by Elizabeth Fuld.

All approve.

MOTION CARRIES.

- ix. There were no audit findings for 2021.
- x. Joy recommends the SSA commissioners and those in attendance review the audit presentation

MOTION by Dave Gassman to approve the 2021 audit as presented by Joy Coombes including changes approved by previous motion.

SECOND by Mike Raffety.

All approve.

MOTION CARRIES.

- xi. Jim, Kearby, Dave, and Mike are not okay with the \$19,000 withheld by the aforementioned previous financial institution, and think Bank of America should be held liable for withholding taxpayer money.

MOTION by Carlton Daniels that the SSA does not accept the treatment by Bank of America and to task the Northalsted Business Alliance to continue pursuing the retrieval of the withheld \$19,000.

SECOND by Kearby Kaiser.

All approve.

MOTION CARRIES.

5. Northalsted Update

- a. Before we get to the Northalsted Update, Jim mentions that there hasn't been a motion towards appointing a new Chairperson. Kevin recommends putting an election on the next agenda if it's in the rules.

MOTION by Kearby Kaiser to delegate the service provider to come back to the next meeting with an opinion about the election of chairperson and co-chairperson.

SECOND by Dave Gassman.

All approve.

MOTION CARRIES.

- b. Jim mentions that Alderman Tunney turned down three day festivals, and suggests sending a letter from the SSA to the Alderman in support of the idea of three day festivals.
- c. Kevin Barbeau, the new Executive Director for Northalsted, shares that he was Executive Director for Old Town and Program Manager for SSA#48 from 2011 to 2016 and that he is excited to tackle the needs of SSA#18 alongside Robert. He shares he moved to St. Louis for several years to run a transit-related non-profit, and is excited to again put his experience, knowledge and enthusiasm for community development to work.
 - i. Kearby asks what he is excited about changing. Kevin replies that he's excited to bring what he brought back in Old Town, which is mostly similar in business, and creating new activities for the street once he's caught up with the specifics of the area. He'd like to collaborate more with other local SSAs.
- d. DE&I
 - i. Robert explains that in line with Northalsted Business Alliance's goal to pursue more opportunities for engagement with non-Northalsted membership businesses, Northalsted's Diversity, Equity, and Inclusion Committee are working to move forward with seminars hosted by the Center on Halsted staff focused on discuss the shifting of demographics from straight/gay and cis to more bisexual and trans. The goal will be engaging businesses in how these demographic shifts can inform welcoming behavior, client expectations, and how this can be done without alienating the current clientele. Northalsted Business Alliance is planning for these seminars to either take place or at least be planned by late-May or early-June.
- e. Security
 - i. Kevin explains that Northalsted has been drafting an agreement with AGB Investigative services to have 2-10 patrols (depending on the date and time) during weekends in Northalsted starting on Memorial Day. Kevin used AGB in Old Town, and speaks highly of their service and cooperation. Security Patrols are an NBA expense and not an SSA expense, and as such, Jim recommends moving on.

6. SSA Program Update

- a. Q1 Report
 - i. Robert presents the Q1 Quarterly Report.
 - ii. Carlton mentions that the deliverables provided don't quite correlate with the SSA spend
 - 1. Robert agrees, saying that these deliverables were made by the previous program manager or perhaps even the program manager before him, and have been used for so long that they don't measure up to current standards. Kevin and he had earlier discussed that when drafting 2023's budget, there will be thought put into redefining these deliverables.

MOTION by Dave Gassman to approve the Q1 Quarterly Report

SECOND by Mike Raffety.

All approve.

MOTION CARRIES.

- b. Tax Bill Delay
 - i. Dave asks what mechanisms we have in place to make sure that we don't fall behind on payments.
 - ii. Kevin says we are not in a state of needing to worry at this point at the time due to historically low late-year spends, and as long as we closely monitor our spending and work with the DPD, we shouldn't stress ourselves out about this.
 - iii. Mike mentions that Northalsted Business Alliance could get a loan if need be, but not the SSA.
- c. SSA Reconstitution
 - i. SSA#18 is up for reconstitution in 2023, with the first step being a feasibility study due on November 1st, 2022.
 - ii. Jim recommends we hire a consultant.
 - 1. Kimbery Bares is who we used previously as our consultant.
 - 2. Jim recommends asking who Maureen uses.
 - 3. Joy recommends asking Megan from SSA#31 to see who they use first prior to Maureen due to SSA#31's similar size to SSA#18.
 - iii. Northalsted Business Alliance will research the right course of action, and will come back with more information, plans, and hopefully choices of consultant for July 13th's meeting.
- d. Ethics Statements
 - i. Robert reminds the Commission that City and County Ethics Statements are due for commissioners on May 1st, and that they can be done online. Jim reminds the commission that being late results in a fine.
- e. SSA Forum
 - i. The 2022 SSA Forum will take place on April 27th from 9:30-12pm. The DPD recommends only sending 1-3 people.
 - ii. Jim recommends sending Carlton, Kevin, and Robert. All agree.

7. Rebates

- a. Robert presents a new revision of the Security Rebate with an expansion to include buzzer systems for door locks so that businesses can buzz people in
- b. Jim used Panic Buttons for a time at Roscoe's and did not find them useful, but sees the value in them.
- c. Kearby is more open to panic buzzers than door buzzers due to him preferring the street open and welcoming, and as such would personally object, but will leave it up to a vote as he understands why this is proposed.

MOTION by Mike Raffety to approve the Security Rebate revision as presented.

SECOND by Elizabeth Fuld.

Jim Ludwig, Elizabeth Fuld, and Mike Raffety approve.

Carlton Daniels abstains.

Kearby Kaiser and Dave Gassman oppose.

MOTION CARRIES.

8. Other Topics

- a. Streetwide Vacancy Update
 - i. Robert reports on the recently closed businesses, including:
 - 1. Yoshi's Cafe, Universal Wellness Source, Town Hall Pub, Savon Spa, Jimmy Nails, and Terrell's Afro Barber Shop.
 - a. Kearby says that GameStop also recently put a for-sale sign in their window.

- b. Art Johnson has purchased the Yoshi's Cafe according to Mike, and has been told his plans will bring great value to the street but cannot divulge at this time.
- ii. Robert then reports on recently opened or soon-to-open businesses, including:
 - 1. Wake n Bakery, a nail salon at 3420 N Halsted, Amore Sushi, Han Training, and Flip Sigi.

MOTION by Dave Gassman to adjourn the meeting.

SECOND by Carlton Daniels.

All approve.

MOTION CARRIES.

The meeting adjourned at 2:45 p.m.

Next SSA meeting will be held at Center on Halsted at 1:00 p.m. on July 13th.