



SSA #18 COMMISSION MINUTES – October 12th, 2022
Virtual Meeting

Commissioners Present (5): Jim Ludwig (Chairperson), Mike Raffety (Treasurer/Secretary), Carlton Daniels, Dave Gassman, Elizabeth Fuld

Commissioners Absent (2): Kearby Kaiser (Co-Chairperson), Allan O'Brien

SSP Attendees (1): Robert Morvay

Public Attendees (0):

1. Call to Order

NOTE: Chairperson Jim Ludwig called the October SSA #18 Commission Meeting to order at 1:03 p.m.

NOTE: A quorum of SSA Commissioners was present.

2. Public Comment Period

There is no public comment.

3. Approval of Meeting Minutes

NOTE: Mike Raffety MOVED TO APPROVE the July 13th SSA #18 Commission Meeting Minutes. SECONDED by Carlton Daniels. All in Favor. The motion PASSED.

4. Northalsted Update

Halloween Decorations Some of the 2022 funds for Halloween were used to pay for the creation of decorative street lamp overlays. These lamp overlays were intended to be placed on the retro street lamps throughout the neighborhood as a supplement to the larger 2023 Halloween decoration plans. Due to the Tax Collection Delay, these street lamps are the only Halloween decorations planned to go up this year.

After receiving one complaint from someone due to fear that they are covered up, Robert did an independent evaluation and found that the halogen overhead arc lights contribute basically all of the light for the street whereas the retro street lamps serve mostly for decorative purposes, and did not find that the overlays created any additional dark spots where they did not exist before. Carlton has also heard some concerns from residents that they are nervous about these lamps darkening the street and creating a safety concern. If complaints get excessive or it reaches an aldermanic level, Robert has a contractor

ready to take the lights down. Mike reiterates that the retro street lamps are mostly decorative, and it's the overhead arc lights that contribute a majority of the street lighting.

Halloween Events Northalsted Business Alliance's staff and board are busy putting together events for Halloween, including the annual Haunted Halsted Parade, Trick-or-Treat, and a new Scavenger Hunt event pilot with integration with an app named Roamli. Next year, expansions to Halloween programming are intended to be made in conjunction with more available SSA funding.

Due to the Tax Collection issue and poor Market Days turnout, the Halloween Parade will take place on Monday the 31st and will feature a minimized Parade route, spanning from Belmont to Addison, rather than taking place on Saturday the 29th and running from Belmont to Waveland as was discussed as potential options to maximize attendance; this is due to the permits being less expensive for weekends and the closure of Addison coming at a high cost. There will be an after party in the 7/11 Parking Lot at Halsted & Roscoe.

5. SSA Program Update

Tax Collection Update Although there is no guarantee, the Department of Planning and Development (DPD) believes the funds will be available to send in late 2022, and the current question is whether to distribute the funds in December 31st or January 1st. If it comes January 1st, there are less legal stipulations in using those funds since they are considered late collections. Dave asks if there will be a higher percentage of carryover, and Robert says that while he has heard that's under consideration, he cannot be certain enough to speak on it at this time. Jim recommends asking other SSAs for their feasibility studies for reference.

Q3 Report Robert shares the Q3 Report for SSA spending, reflecting that there was limited spend outside of the necessities such as payroll and visual upkeep for the street.

NOTE: Carlton Daniels MOVED to approve the Q3 Report. Mike Raffety seconds. All approve. MOTION CARRIES.

Feasibility Study Robert shares a first draft of the SSA Feasibility Study which is due on November 1st, and asks for any thoughts, criticism, etc.

Carlton expresses that he did not find a line in which was written "Property owners within Northalsted maintain a pleasant, if distant, relationship with SSA #18." to reflect the truth considering there are two property owners on the SSA, Robert agrees and will remove this line. Dave recommends deemphasizing the difference between business and residential property owners, and Mike and Carlton agree; Robert will make this change. Carlton disagrees with the section regarding the condition of the properties, and believes it undersells the amount of hard work done to refurbish the neighborhood since the last Reconstitution, and Robert will reflect the enhancements when he looks back into it.

Robert encourages the Commission to send in any additional thoughts, notes, inquiries, etc. via any method by the document's due date of November 1st.

6. Contractor Update

Reconstitution RFP As of yet, Robert reports that there have been no responses to the RFP sent out following July's meeting, but reiterates that since the due date is in December this is no cause for alarm. Mike recommends creating a plan for if we do not get a contractor, and Robert says we'll be planning for that if that's not the case, but he will expand his search. Dave believes we could do this work ourselves, and Robert replies that while that would be theoretically possible, it would be an incredible workload on the office and should be an absolute last resort. Dave recommends reaching out to the Department of Planning and Development (DPD) for lists of other consultants.

Pressure Washing RFP There have been proposals as of yet for the Pressure Washing RFP sent after last month's meeting, but he has received some interest from a contractor, but Robert isn't concerned about that at this point since we just sent it out a month ago.

7. New/Old Business

Rebates Jim asks if Robert has heard back about their rebate application that had been denied with constructive feedback at last month's meeting, and he says that they never replied and will follow up with them, but doesn't want to push them too much on this matter.

SSA Fund Usage Since this meeting is moving quickly, Mike asks what the SSA could do to better improve the street. Dave replies that Security is always the go to with this question. Robert mentions that Security Camera and public way lighting programs were planned for this year, but delayed due to the Tax Collection issue. Mike and Dave believe that the most effective security measure is having security on the street and are willing to put SSA funding back into the security personnel budget, and recommend reaching out to Tom Walsh Jr.'s security company, Protexia.

8. Adjournment

NOTE: Dave Gassman MOVED TO ADJOURN the October 12th, 2022 SSA #18 Commission meeting. Elizabeth Fuld SECONDED. All in favor. The motion PASSED.

NOTE: The October 12th, 2022 SSA #18 Commission Meeting adjourned at 1:55 p.m.

The next scheduled SSA #18 Commission meeting will be held on **Wednesday, December 14th, 1:00pm** at Center on Halsted (3656 N. Halsted, Chicago, IL 60657).