

## Andersonville SSA #22

### Commission meeting minutes January 11, 2016

Attending: Barbara Boba, Tad Tanaka, Pete Valavanis, Rolando Esparza, Farah Essa, Mike Sullivan

Also: Ellen Shepard, Nick Wolff, Michael Ashkenasi

- I. Welcome and introductions
- II. Approval of October meeting minutes. Farah moved. Rolando second. All in favor
- III. Financial report
  - a. Balance in bank \$48,427
  - b. Tax levy. Our cash flow is getting tight because:
    - i. 2/3 of our district is in TIFs, and the TIF takes money from the SSA
    - ii. Each year, money gets removed from our account as people successfully appeal their taxes
  - c. This year, we're getting about \$4000 TIF rebate. In future years, the rebates can be used only to lower the tax levy, not to increase the budget.
  - d. Michael and Ellen met with Aldermen O'Connor and Osterman to discuss our Streetscape repair needs and that, due to SSA expenses no longer being covered by income, our SSA can't cover them all. They said they can't give us menu money because their menu money – especially Alderman Osterman's – will likely be getting cut as the city moves toward menu money being allocated by the geographic size of the ward, not the population. They are looking into getting us TIF money to supplement SSA money towards Streetscape repairs. We have already allocated both the 2015 and 2016 monies in the SSA for streetscape repairs.
  - e. Rolando moved to approve financials. Pete seconded. All in favor.
- IV. Marketing and promotions.
  - a. Our usual holiday ad buys, events, and print pieces were well received.
  - b. FYI, Midsommarfest on Friday night will be just Balmoral to Catalpa this year, not to Foster. Swedish American Museum will sponsor the south stage.
- V. Snowplowing. Not much snow this year, so we might get some money back from Patch Landscaping. Our contract calls for a refund of \$6000 if snowfall is less than 30".
- VI. Green Building. Michael arranged for nine lighting retrofit projects in businesses: five in 2015 and four in 2016. ComEd covers 2/3 of the cost. We cover 75% of the rest, which saves businesses 90% of the cost. Michael has been working to clarify the Green Building guidelines. He reviewed his desired revisions and the commission approved them.

- VII. Façade incentive. There was \$15,000 in 2015 budget. We spent \$12,500.
- VIII. Tenant attraction. Nick presented development report.
- IX. Sidewalk cleaning. Rates are up for 2016 because of minimum wage increase. New contract signed is \$1500 more than budgeted.
- X. Landscaping. Gethsemane charged less than budgeted in 2015 because there wasn't as much need for watering as projected.
- XI. Streetscape repairs. Report to Michael when city and utility contractors are on the street, so we can be sure that put the street back in proper repair.
- XII. Commission. Michael Sullivan's application is in process. We are still short 2 commissioners: one for Berwyn to Balmoral and one for Catalpa to Bryn Mawr.
- XIII. Staff transitions. Jessica's last day is end of January. Ellen's last day is March 11.
- XIV. Next meeting: April 18
- XV. Move to adjourn: Tad. Second: Rolando. All in favor.