



SSA 54 Commission Meeting Minutes

Thursday, May 21 at 8:30 am

Zoom: <https://us02web.zoom.us/j/82120185168>

Dial in: +1 312 626 6799 ; Meeting ID: 821 2018 5168

Thursday, May 21, 2020 at 8:30am

Commissioners Present: Tony Fox, Chris Bell, Jennifer Clark, Nick Anderson

Commissioners Abent: Heather Hill (chair), Sara Lukens

Staff Present: Cindy Plante and Sandi Price, RPBA Staff

Others Present: Scott Goldstein, Teksa

1. Meeting called to order at 8:35am

2. Public comment

There was no public comment.

3. Approval January 2020 Meeting Minutes

Tony moved approval of the minutes; Chris seconded. APPROVED 4-0.

4. YTD financials

Cindy and Sandi provided background on the financials - they're only profit/loss statements for now and don't reflect current bank account balances. We hope to have this for the next meeting. We wanted to make sure everyone got to see some YTD data ahead of budget discussions; no vote is needed. Also worth noting is that we do expect to see property tax and revenue impacts for the remainder of 2020 and into 2021.

5. Preliminary 2021 budget discussion

Tony asked about the status of funding for Summer on the Plaza.

Jennifer said that the Loyola funding has been exhausted, which was expected since it was coming from the TIF community benefits agreement; the plan was always to have the SSA take on more of the cost for these events over time. Loyola funding generally is going to be impacted by the pandemic; should have more clarity on the extent of the impact in June when enrollment deposits for students are due - it will signal how many plan to attend this academic year. There's no news yet as to what fall plans will look like for the University; they're concurrently developing plans to do virtual-only and planning how to reopen campus. The reality may be a hybrid of the two.

Cindy added that the SSA's 2020 budget includes \$8,000 to fund summer on the plaza events.

Tony made a motion to eliminate sidewalk snow removal given high cost and frustration about performance during the last few snow seasons.

Cindy shared that snow was budgeted at \$14,000 in the 2020 budget. The contract for last season provided for service from Devon to Farwell anytime there's an inch or more between November 15 and March 30. The problem last year was that most of the 1"+ snowfall last season happened before 11/15.

Chris agreed that snow removal funding would be better used elsewhere and seconded Tony's motion. APPROVED 4-0.

Cindy asked commissioners for feedback on holiday lights, a budget item that's been a source of controversy and one of the larger spending categories. Staff spoke with our holiday lighting vendor last week about potential options; everyone is aware that people weren't thrilled with the snowflake lights last year. RPBA did get several calls from residents asking why we didn't do the tree lights that have been done in past years - the difficulty was securing power access from private landlords.

Tony indicated that he would prefer to eliminate funding for the holiday lights.

Nick disagreed, said the absence of holiday lights in a business district is something visitors and shoppers will notice.

Chris asked about the feasibility of using solar lights.

Cindy shared that past experience with solar fixtures elsewhere wasn't successful, especially during winter when holiday lights would be in use, there's not enough sun to really charge them reliably. In discussing potential alternatives with our vendor, two options we came up with were:

- 1) have the SSA provide a rebate or subsidy to building owners to add outdoor power access that could be installed over the summer to power the trees during the holiday season, or
- 2) install white LED lights on courtyard fences instead of the snowflakes in order to have the rest of the district look more consistent with the lighting installed in the CTA plaza

Commissioners expressed an interest in getting more information on the white-lights-on-fences option for this year; Cindy will reach out to our vendors about pricing. Needs assessment survey also includes some feedback on holiday lights.

6. Needs assessment survey

Scott Goldstein from Teska shared some slides and a recap on the needs assessment survey conducted as part of the SSA renewal process. Despite promoting the survey through numerous email lists and groups and pages on facebook with a giftcard drawing for participants, the survey only drew about 30 participants, mostly residents. Participants identified priorities including litter removal, community events, and beautification efforts including landscaping, holiday decorations, and public art.

Chris asked about the possibility of reopening the survey to try and get more participation.

Scott said it may be possible and could be done in the leadup to the community meetings once those are able to be scheduled in summer. We are still going to move forward with the raffle winner for this round though.

7. Signature outreach

Scott presented the sample form for gathering signatures from property owners for SSA renewal. The City is allowing us to collect signatures online, including using industry standard products like docusign and adobe signature. The form includes some clarifying language for nonprofits - there's a box to check for property owners who are tax exempt nonprofits. The distinction matters because not all property owned by nonprofits is tax exempt - Loyola owns several commercial buildings that the university does pay property taxes on. Additionally, property owners can list multiple PINs on a sheet, but the pins have to be adjacent or contiguous; non-contiguous PINs will each need their own sheet.

Cindy will try to prefill forms for property owners, starting with those we know and those who have multiple pins. Since there are 126 pins in the district, we need signatures for 26 pins in order to meet the

required threshold, meaning 26 pins, not 26 people in cases where some property owners own multiple pins.

Scott shared a list of property owners in the district who own multiple PINs to ask if commissioners knew any of them personally.

Jennifer asked if we have records of who at Loyola signed last time? We're not sure who has the authority currently (president, provost, cfo, legal, etc.)

Tony pointed out a typo in the list of multiple-pin owners - his entity for the building is 6740 N. Sheridan LLC, not 6710.

Chris said that Allen Smith is her landlord, so she can reach out to him. Asked what's needed for commissioners?

Cindy said that it will mostly be a need for commissioners to help connect with property owners to get them to sign. Personal relationships and contact are important here. Scott agreed, said that it often takes individual relationships to get property owners to sign.

This concludes today's agenda if nobody else has anything to discuss.

Chris moved to adjourn.

Meeting adjourned at 10:08 am.