

Howard Street Special Service Area #19
Zoom: <https://us02web.zoom.us/j/88205418899>
dial in: +1 312 626 6799 Meeting ID: 88205418899

Wednesday, April 19, 2023 at 9 am
Meeting Minutes



Members Present: David Skora, Jessie Eisner-Kleyle, Tim Amos,
Charlotte Walters

Members Absent: Renee Labrana

Others Present: Sandi Price & Cindy Plante, RPBA; Juliane Allen, A5 Branding & Digital;
Joy Coombes, Almanza & Coombes; Kyle Ryan, 49th ward office;
Ally Brisbin, Muse Community+Design; Nolan Code, resident

1. Call to order

Meeting called to order at 9:01 am.

2. Public comment

Cindy introduced Nolan, a resident and prospective commissioner. Meeting attendees introduced themselves.

3. Approval of meeting minutes from March 2023

Jessie moved approval, Tim seconded.
APPROVED

4. RISE / One Howard Street planning update

Cindy reminded commissioners of the first public workshop for the One Howard corridor plan project coming up on Saturday from 10-noon at Willye White Park. The event will overlap with the neighborhood clean & green event and feature stations with interactive activities rather than a slide deck. Ally introduced herself and provided more background information on Muse and the various subcontractors working on the project. The plan should be finished in September with a community event or celebration. There will also be activations on Howard Street over the next few months including the summer. She's meeting with Gale school this afternoon on involving students & area youth in the planning process.

David asked for a recap of prior meetings. Ally replied that the steering committee met in February for a mostly introductory meeting and there was lots of enthusiasm for the project, particularly the collaboration between the Chicago and Evanston sides of the street. The steering committee will have 2 more meetings during the process, with the next one coming up in May to review and provide feedback on the existing conditions report.

5. Review & approve 2022 annual audit report

Cindy introduced Joy to present the audit report. Joy introduced herself and shared the document via screenshare. SSA19 had a very small amount of money available for carryover from 2022 to 2023. Sandi added that this is the result of the delay in property tax collections that happened last year, which impacted most of the city's SSA's. Joy's report also noted that the allowance for uncollectible taxes has increased. Sandi said that we're not aware of any specific reason for this, but that it could be due to more property owners appealing their property taxes or getting exemptions - we're seeing fluctuations like this in

multiple SSA's. Joy recommended keeping a closer eye on actual revenue in light of this rather than just relying on the approved budget, and asked about the large levy increase in 2022 compared to 2021. Cindy said that this was due to the expansion of the SSA boundary to add Jarvis Square. Joy also noted one line item in the budget where we overspent last year, but overall we stayed within the budget, and other than that finding there's no problems or misleading info.

Charlotte asked about delinquent tax payments - is there someone we can call at the city or county to look into why we're not getting the full amount of the levy. Joy said there isn't really, but that it is normal for them to fluctuate some as people appeal, get exemptions, or pay late. The first installment for the current year has already started to come in, so staff should be able to monitor it. Sandi added that development proposals for vacant sites can also help to increase the tax base for the SSA - if a new building is built on the vacant site at Howard & Ashland, or a larger building at Howard and Paulina it will generate tax revenue that doesn't exist now.

Charlotte moved approval of the audit report. Jessie seconded.
APPROVED.

6. Sol cafe criminal damage rebate

Cindy presented the request from Sol Cafe - the request stems from a September incident where windows were damaged by gunfire. They've submitted a police report, photos, and invoices as required - the total repair cost was \$4,500. The program guidelines provide for reimbursement of 50% up to a max of \$2,000, so this request is for the maximum amount of \$2,000.

David moved approval, Tim seconded.
APPROVED.

7. Landscaping update

Cindy reported that the new landscape company, Balanced Environments, is expected to start spring cleanup and planting later this week.

Charlotte asked about setting up sidewalk powerwashing after the sewer main construction finishes up. Cindy agreed - construction's the main reason we haven't scheduled it yet.

Charlotte asked about getting new banners installed. Cindy and Juliane are waiting to get photos back from the photographer - he's editing them now. Once that's done, A5 will update the graphics and then we'll send it out to the banner company to make and install the banners, so it'll probably be a few weeks still. Cindy is also looking into other banner products that are supposed to be more durable and have longer warranties.

8. Social media

Juliane will share slides with the commissioners via email since we're low on time. Cindy has already emailed it out.

9. Adjournment

Meeting adjourned at 10:00am

Next Meeting: May 17, 2023, zoom