

Howard Street & Jarvis Square Special Service Area #19
Factory Theater -1623 W. Howard St
Wednesday, July 10, 2024 at 9 am



Commissioners present: Jessie Eisner-Kleyale, Dave Skora,
Renee Labrana

Commissioners absent: Tim Amos, Charlotte Walters

Others present: Cindy Plante, RPBA (participating via conference call)
Kyle Ryan, 49th Ward

1. Call to order

Meeting was called to order at 9:09

2. Public comment

David wants Cindy to add more detail about the Carnival event sponsorship in the executive summary of the budget.

Cindy will update the document.

3. Approve meeting minutes from June 2024

Jessie moved approval, Renee seconded.

APPROVED 3-0.

4. Financial update

Cindy presented year to date financials - SSA19 is still in the red to the tune of about \$8,379, but second installment tax bills have gone out and are due August 1, so we should start to see money come in in August and September, though we'll be paying bills for Chalk howard Street around this time also. Because of the shortfall we've been continuing to hold off on new contracts, though we did get a quote of \$1,300 from Cleanslate for sidewalk powerwashing between Clark and Greenview per Charlotte's request.

Renee asked about buying a power washer. Cindy has discussed this with Sandi and Brandon and they said no, partly because we don't have a water source. When we hire a company to do this, they either bring a water truck or get permits from the city to use hydrants.

Renee clarified that she meant asking Charlotte to consider getting her own power washer - Jarvis businesses have already done this and do their own powerwashing.

Cindy reported that she's also still waiting for a response from Bannerville about the light pole banners. In addition to getting new banners printed and installed, we also usually have the Chalk Howard Street banners put up around this time of year, but Bannerville has been really slow to return calls or emails, so we don't have dates for this still, and Cindy has been waiting since May.

David moved to switch banner companies if we don't hear back from them by July 15 and offered to try calling as well.

Renee suggested getting a quote from Premiere Sign & Awning on Clark, as she's used them for banners and event signage in the past. Cindy isn't sure Premiere does light pole banners but has been referring people there to get quotes for BIP rebates. Most SSA's in the area use Bannerville, Liberty Flag & Banner, or Chicago Event Graphics for light pole banners.

5. 2025 budget & service provider agreement

Cindy presented the proposed budget for 2025 and provided a summary of each of the columns on the budget summary page. The proposed budget calls for a levy of \$473,000 this year, a 4.88% increase compared to the current year budget. This is below the 5% threshold that triggers a requirement to hold an additional public meeting on budget. Cindy noted that the district's EAV has decreased since last year, which means that the proposed levy puts us closer to our statutory tax cap than we would have been otherwise, though this levy gives an estimated tax rate at .81%, which is still below our tax cap of .83%. The EAV reduction isn't entirely unexpected due to increased vacancy and property owners appealing tax bills, but it is something to keep an eye on.

David asked about the social media budget - seems high.

Cindy said that this is for 12 months of work with A5 at the rate we're paying now. We didn't have a contract for the first 6 months of this year and weren't paying anything, so this year is only 6 months but we're budgeting for the whole year for 2025.

David asked about adding more to the budget for facade rebates since the amount is the same in 2025 as it was in 2024. Cindy reminded David that the reason we've lowered the cap on BIP

rebates this year wasn't due to demand outstripping budget, but because delayed tax payments have left us with no money in the bank to pay rebates out. The only ones we have approved this year so far were Lenice for the banquet hall signage and Andrew at Neighborhood Tap & Coffeehouse, also for signage. Badou is working on an application that we're hoping to bring to the August or September meeting.

Renee moved to approve the budget & service provider agreement.

David seconded.

Approved 3-0.

6. Chalk Howard Volunteer Shifts

Cindy reminded commissioners that there's still open volunteer slots for Chalk Howard Street on 8/24 - the link was emailed out and is included in the meeting agenda. The vendor signup closed last week and we have 5 food vendors on board, including Badou, Urban Tables, and Chicago Flavas, which doesn't yet have a brick and mortar, but the owner lives on Howard Street.

7. 2024 key dates

Cindy thanked commissioners for being here so we can meet the budget approval deadline.

Cindy shared that there is a new user moving into the 1609 W. Howard space - it's been leased to Chicago Refugee Coalition, and they're planning to open a daycare center for refugee families. Cindy is also working with partners at the City of Evanston to apply for DCEO funding for One Howard Street plan implementation - we'll be submitting a grant next week.

Kyle shared that an announcement is expected by the end of the week regarding state tax credits for the affordable housing development proposed for Howard and Paulina. In the meantime, he presented a request at City Council to landmark the Warner Building, which was approved. They're also pursuing federal designation, which could mean more funding for the redevelopment project.

Kyle announced that there's also a community meeting on July 23 for another apartment

development proposal for the vacant lot at the corner of Sheridan and Juneway - developer is proposing 52 units on the site.

David asked Kyle for a copy of what was presented to the council for the Warner building. Kyle says he'll send it but there's also video online from the Landmarks Commission meeting. Kyle is also expecting the city to release an RFP for redevelopment of the Howard Ashland site in Q3 this year.

8. Adjournment

Meeting adjourned at 10:04 am.

Next SSA Commissioners Meeting: Wednesday, August 21, Factory Theater, 9am.