



SSA Commissioners Meeting
Tropical Smoothie Cafe, 6448 N. Sheridan
Tuesday, July 9, 2024

Commissioners Present: Jennifer Clark, Cesar Coronado

Commissioners absent: Sara Lukens

Others Present: Kyle Ryan, 49th Ward (participating remotely on google meet)

Cindy Plante, RPBA (participating remotely on google meet)

Katiana Shavonte , Becovic Properties (pending commissioner)

1. Call to order

Meeting called to order at 2:58pm

2. Public comment

Cesar shared that he got his appointment letter and is officially a commissioner now.

Cindy said that Katiana's application is still pending, but they generally take 6-8 months to get approved.

3. Approve minutes from previous meeting

Cesar moved approval, Jennifer seconded.

APPROVED 2-0.

4. 2024 YTD financials

Cindy presented the financials via screen share, which were also emailed to commissioners. Second installment tax bills have been mailed out on time and are due August 1, so we should start getting money again in August and September.

5. Review & approve FY2025 budget & service provider agreement

Cindy presented the proposed 2025 budget via screen share and explained each of the columns on the summary page. The late and loss collections total is an estimate given to

us by the City; carryover is money in the bank that didn't get spent in prior budget years (we don't expect to have much available), and SSA54 isn't getting a TIF rebate. The proposed budget has a levy total of \$173,670, which is a 4.9% increase from last year. This is below the 5% threshold that triggers an additional community meeting. We're also below statutory caps on carryover and admin/personnel expenses. Most of the 4.9% increase is due to increased costs for things like equipment and supplies. Line items changing +/- 25% compared to the previous year budget are detailed on the executive summary page.

Jennifer asked about the TIF and pointed out that the Devon Sheridan TIF doesn't expire until 2028. The university is doing a presentation in a few weeks on the impact of TIFs and their expiration on Chicago communities.

Cesar asked about how TIFs work.

Cindy explained that while SSAs are taxing districts that levy a tax on property owners within their boundaries, a TIF is a designated district where all the taxing bodies agree to freeze the amount of taxes they each collect for a period of 23 years. When property values within the TIF boundary grow, the difference between the actual taxes collected and the frozen amounts given to the taxing bodies goes into the TIF fund, where it can be used for infrastructure projects like road improvement and streetscapes, plus SBIF rebates for businesses within the district. Several businesses in SSA54 have gotten SBIF over the years, most recently Great Wall, but there hasn't been an application open in a while. The city is moving away from using TIFs because they've been controversial, and many are slated to expire in the next few years, including Devon-Sheridan, which overlaps with SSA54.

Jennifer moved to approve the 2025 budget and service provider.

Cesar seconded.

APPROVED 2-0.

6. BIP rebate application - Khmai

Cindy shared that Khmai is now open in the former Onward space on the ground floor of the Hampton Inn; the owners have begun the process of submitting for a BIP rebate to replace awnings and signage, but are still waiting on a second quote for the work as required in the BIP rebate guidelines, so this will probably be back on the September meeting agenda. This is the first BIP application several years for SSA54

Kyle added that Khmai is also pursuing a liquor license.

Cesar pointed out that they'd have to wait a long time since the next meeting isn't until September and made a motion to approve the request conditioned on the applicant providing the required second quote.

Jennifer seconded.

Approved 2-0.

7. First Friday music series updates

Cindy shared that RPBA was awarded funding from RTA for this as part of their new station activation grant program, which has awarded grants to community organizations for arts programming at train stations and bus stops. The First Friday series will include live acoustic performances at the CTA red line plaza and patios at businesses including Cafe Nova, Raisin' Canes' and Great Wall; we're awaiting word from a few more and also starting to reach out to bands. The first session is scheduled for August 2.

Jennifer asked about including Archie's Cafe in some capacity. Cindy pointed out that Archie's is just slightly outside the SSA boundary, and is expected to close before the series kicks off in August, but Cecilia mentioned that she's looking at other ways to include or feature Archie's in some way, including potentially an additional live music event at the red line station plaza.

Jennifer added that Loyola makes voluntary contributions to the SSA since its properties are tax-exempt, which might be able to fund additional First Fridays into the fall.

Cesar is interested in participating, although his restaurant doesn't have an outdoor

patio. Cindy will follow up with him - we are looking to have giveaways and refreshments at the main CTA plaza.

8. Key dates for 2024

Cindy thanked commissioners for flexibility in letting her call into the meeting so we can hit the City's budget deadline. Our next commissioner meeting will be September 17.

First Friday Music Series events will run from 6-8pm on August 2, September 6, and October 4.

9. Adjournment

Meeting adjourned at 3:33

Next meeting: September 2024