

Six Corners Association
 SSA 28 Commissioners Meeting Minutes
 July 12, 2018
 Portage Art Lofts, 4041 N. Milwaukee Ave., 3rd floor

Item	Information	Action
Introductions	<p>Commissioners: Brenna Beato, Gale Fabisch, Scott Hollander, Franklin Jones, Anna Zolkowski Sobor, Emanuel Zwick</p> <p>Attendees: Ed Bannon</p> <p>SCA Staff: Kelli Wefenstette, Jessica Vazquez</p>	<p>Meeting called to order at 1:40 PM by AZS.</p> <p>Minutes compiled jointly by AZS & KW.</p>
Minutes	<p>Commission reviewed minutes from:</p> <ul style="list-style-type: none"> ● 4-12-18 	<p>AZS motioned to approve the minutes as submitted. BB seconded. All approved. Motion carries. GF takes over meeting.</p>

<p>2018 SSA Workplan and Budget</p>	<p>Financial Reports + Q2 Report: KW presented financial reports. JV presented overview of Q2 Report.</p> <p>2018 Workplan Progress: KW & GF presented.</p> <ul style="list-style-type: none"> ● Rebate Program applications: JV updates. ● SBIF update: workshop on 7/25 to provide overview. Only those within the Portage Park TIF are eligible. Deadline for applications is 30 days after workshop for opening. SCA is providing outreach and assistance to businesses. ● TIF proposal: Approximately \$250,000 available for capital improvements per Ed Bannon. List of asks will be submitted in fall, 2018. 	<p>FJ motioned to approve as both reports discussed; EZ seconded. All approved. Motion carries.</p> <p>GF will sign Q2 reports and staff will submit to DPD.</p>
<p>2019 SSA Workplan and Budget</p>	<p>2019 SSA Budget & Workplan review and approval: KW presented.</p> <ul style="list-style-type: none"> ● Proposed SSA tax levy at \$299,521 which means no increase for 3rd consecutive year. ● Tax rate will then decrease from .7% to .69%, below the .75% cap. ● Proposed Workplan highlights include feasibility study for creating a pedestrian plaza by closing Cuyler between Milwaukee Ave, west to alley. SCA has received initial approval from CDOT. ● In addition, one time TIF rebate of \$147,000 to be used for capital improvements. Was owed to previous SSA 28, which expired in 2014. Rolling over to current SSA 28 to be used in 2019. 	<p>FJ motioned to approve 2019 SSA Budget and workplan and to confirm Six Corners Association as Sole Service Provider of SSA 28-2014. as submitted. SH seconds. All approved. Motion carries.</p>
<p>Review & approve contracts using SSA funds</p>	<p>Marketing (social media & website) contractor; 4 responses to RFP. Two did not meet full criteria sought.</p> <p>Competitive bids overview, JV. Nisha Katti quoted \$18,564. Jackie Olson quoted \$15,600. Discussion regarding what each bid includes. Katti's proposal preferred. GF asks that thank you letter be sent to Jackie Olson.</p> <p>Maintenance contractor overview, JV. Two bids received: CleanSlate & CleanStreet. They provide identical services. CleanSlate is current SSA contractor. Very satisfied with their work. Have larger staff than</p>	<p>SH motioned to accept Nisha Katti's proposal. FJ seconded. All in favor. Motion carries.</p> <p>FJ motioned to extend current CleanSlate contract for 3 months to have time to gather more info. BB seconded. All in favor. Motion carries.</p>

	<p>CleanStreet. Discussion about large difference in quoted price. Decision made to extend current CleanSlate contract for 3 months to allow time to get more information about employees' hourly wages and compliance with new increased minimum wage law.</p>	
<p>Old Business</p>	<p>Commission Vacancies and Renewals: Nominating Committee</p> <p>Renewals for 2018: Anna Zolkowski Sobor New terms, 2018: Franklin Jones, Emanuel Zwick (condo owner, Klee Building, new city requirement), Brenna Beato, Sam Davis (Distinct Bath & Body), Scott Hollander (Backyard Axe Throwing)</p> <p>Water Main Damage update: KW appealed; no updates.</p> <p>Newly opened businesses: frunchroom, Fischmans</p> <p>Businesses in process of opening: America's Best, Arthouse Gallery, Junebug Cafe, Veloria Cafe</p> <p>Currently only one vacancy on west side of Milwaukee, Irving north to SSA boundaries</p> <p>Development updates: The Point; community meeting, Ryan Companies; Clark St RE, Aldi</p> <p>Tucker Development, Sears site: Auto Center to be demolished. Talk of preserving Sears Irving Pk Rd facade. Mixed use development; no plans finalized or available. Bannon asked to inquire about use of Sears parking lot by others.</p> <p>IRC Retail/Key Building: all leases to lapse. Will be rehabbed, not new development. New leasee in 2020: one tenant with two brands.</p>	
<p>New Business</p>	<p>County Fair: all 3 tenants agree to use of parking lot. Entertainment is in place.</p>	
<p>Items to add to Oct 11 agenda</p>	<p>BBQ Fest contractor update 2018 Budget modifications, if needed CleanSlate/CleanStreet maintenance contract</p>	
<p>Public Commentary + Adjournment</p>	<p>No public commentary.</p>	<p>AZS motioned to adjourn at 3:10 PM. BB seconded. All approved.</p>

