



## Meeting Minutes

**August 25, 2021 SSA 28-2014 Commissioners Meeting (via Zoom)**

**(Numbers correspond to agenda items from the meeting.)**

**1.)** The meeting was called to order by Mary Garcia at 12:03pm (CDT).

**2.) Attendance:**

**Commissioners Present:** Mary Garcia, Chris Murphy, Joe Oliveri, Moe Taleb

**Commissioners Absent:** Dr. Juanita Mora, Jack Wroblewski

**Sole Service Provider Staff:** Michael Giordano, Nina Kosinski

**Guests:** Michael DiMeo (Six Corners Chamber of Commerce Board President), Mark Roschen (City of Chicago), Cary J. Hall (Cary J. Hall & Associates, LLC), and a few members from our community

**3.) Public Comments:** Pete Czosnyka

**4.)** Minutes from the July 28, 2021 SSA 28-2014 Commissioners Meeting were reviewed. Mary Garcia asked for a motion to approve the minutes. Joe Oliveri made a motion. The motion was seconded by Moe Taleb. All others were in favor.

**5.)** SSA 28-2014 Commissioners reviewed and voted to adopt a new set of Bylaws for SSA 28-2014 that comported with the City of Chicago's SSA Bylaws Template. Mary Garcia asked for a motion to approve the minutes. Joe Oliveri made a motion. The motion was seconded by Chris Murphy. All others were in favor.

**6.)** SSA 28-2014 Commissioners nominated and voted for the following officers for the SSA 28-2014 Commission: Vice Chairperson, Treasurer, and Secretary. Mary Garcia

asked for a nomination for Vice Chairperson. Chris Murphy was nominated to be the Vice Chairperson by Joe Oliveri. Chris Murphy accepted. All others were in favor. Mary Garcia asked for a nomination for Secretary. Moe Taleb was nominated to be the Secretary by Joe Oliveri. Moe Taleb accepted. All others were in favor. Mary Garcia asked for a nomination for Treasurer. Joe Oliveri was nominated to be the Treasurer by Mary Garcia. Joe Oliveri accepted. All others were in favor.

7.) SSA 28-2014 Commissioners reviewed the Revised 2020 Draft Audit for SSA 28-2014. Michael DiMeo had a question concerning some of the revisions. One question [in particular] was on the summary page (page three). We have a TIF rebate due from the City of Chicago in the amount of \$130,568. This was the year ending balance for 12/31/20 that was carried to the front page. However, what was actually inserted into that column [on the front page] was \$146,181. Michael then asked for an explanation regarding the roughly \$15,000 difference. Cary J. Hall alluded to a spreadsheet that Mark Roschen had previously provided. Cary did not have the spreadsheet in front of him at the moment. Cary then explained that the beginning balance in 2019 was \$154,411 and so some of the difference was the difference in the spreadsheet versus what was on the audited statement versus what was on the \$130,568. There was also approximately \$15,000 that was also in the current budget for the year. Michael then asked if that was a 2020 disbursement or was it just in the budget for 2021 as a receivable. Cary said the \$130,568 was what was received plus what was due in the 2020 budget [that was not going to be received until 2021]. Michael then asked about the zero on the TIF dollars and a write-off of \$140,000 in the original draft audit. Cary said that it wasn't a write-off. It was just included in total real estate receivables, so Cary just broke it out. It wasn't separated. Michael then stated that the notation said "less allowance for uncollectible taxes of \$140,000" and that the designation was the part where the mistake was. Michael then asked Mark to speak to a previous meeting that Michael DiMeo, Michael Giordano, and Cary J. Hall had with him - concerning the dollars that were actually found that needed to be distributed. Mark confirmed that the City of Chicago is holding a balance of approximately \$167,000 that has accumulated from various TIF rebates payments that resulted from TIF surpluses being declared in one of the TIFS included within the boundaries of SSA 28-2014. The City maintains those accounts and the funds are dedicated to the SSAs. However, they are not returned directly to the SSAs because they are not identified as part of their annual budget. That said, each year we allow for a percentage to be requested as part of the budget. Mark confirmed there was an additional TIF rebate that was received in 2021 and that the discrepancy was in that amount. Michael then asked Mark why the TIF rebate received in early 2021 was not included in our 2021 SSA Budget template. Mark said this was due to the transition of service providers for SSA 28-2014. That said, he acknowledged that it should have been included and, thus, we would have been made aware that this TIF rebate existed. Mark reconfirmed that the money is still there and ready to be allocated starting in 2022. Michael reminded the commissioners that this was the approximately \$140,000 that was

discovered not to be part of the carryover as either a receivable or in hard dollars transferred. This was the question in last month's meeting. Michael then said the previously alluded to meeting with Mark resolved some of the questions. Michael then asked about a lump sum distribution so the Chamber can take on a couple infrastructure style projects and asked if this could be received this year so we can align a project. Mark said we would need to make a detailed request for the full TIF rebate balance as opposed to the annual percentage disbursement based on the number of years left in the SSA term. Michael then asked if the full amount would be the \$167,323 amount. Mark confirmed this amount. Mark did mention that if we identify a project for this money, it could take as long as September of 2022 to receive it - although it could be sooner. That said, Mark did not want to commit to the possibility of receiving it sooner. Mark also confirmed the approximate amount of TIF rebate that should have been included in our budget this year was approximately \$22,000. Due to the amount of information discussed regarding agenda item #7, Michael DiMeo suggested that we postpone voting to approve the audit so we can once again review this revised draft version of the 2020 audit in light of the discussion which just took place. Joe Oliveri and Moe Taleb both expressed that they thought this was a good idea. Mark then reassured commissioners that we have identified all the funds and that there aren't any missing funds. Mark stated that there is no misappropriation, speculation, or wondering about the previous service provider. He said this has been determined through the meetings that he had since the last meeting in July where this was asserted. Mark then said that the City has a third party auditor that reviews all the audits. Mark suggested scheduling a special meeting in September sometime before the scheduled September SSA 28-2014 meeting.

#### **8.) New Business / Administrative Update:**

**a.)** Rock the Badges is scheduled for Saturday, September 18th, and Sunday, September 19th at Six Corners

**b.)** New lighting is being installed on Milwaukee Avenue from lamp post to lamp post. The Six Corners Chamber of Commerce was asked to provide decorations for the Rock the Badges event. This is our contribution. The color of these lights can be changed easily.

**c.)** Michael DiMeo asked if the new SSA 28-2014 Bylaws can be entered into the journal for the Chicago City Council. Mark Roschen mentioned that the bylaws are not part of the ordinance but rather something the commission maintains as part of its records.

**9.)** Mary Garcia asked for a motion to adjourn the meeting. Joe Oliveri made a motion to adjourn. The motion was seconded by Chris Murphy. All others were in favor. The meeting was adjourned at 12:32pm (CDT).