



## **Meeting Minutes**

**February 10, 2021 SSA 28-2014 Special Commissioners Meeting (via Zoom)**

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

1.) The meeting was called to order by Mary Garcia at 12:02pm (CST).

### **2.) Attendance:**

**Commissioners Present:** Mary Garcia, Jack Wroblewski, Moe Taleb, Dr. Juanita Mora (joined after the meeting had begun)

**Commissioners Absent:** None

**Sole Service Provider Staff:** Michael Giordano

**Guests:** Mark Roschen, Michael DiMeo (Six Corners Chamber of Commerce Board President), Chris Murphy (owner of Junebug Cafe), and a few members from the community.

3.) **Public Comments:** Pete Czosnyka, Nina Grenke-Kosinski, Mark Roschen

4.) Minutes from the December 30, 2020 SSA 28-2014 Commissioners Meeting were reviewed. Mary Garcia made a motion to amend the minutes (by correcting the date from December 9, 2020) and subsequently approve them. The motion was seconded by Jack Wroblewski. All others were in favor.

5.) The 4th Quarter Work Plan and Financials were reviewed. Mary Garcia made a motion to approve the 4th Quarter Work Plan and Financials. Michael DiMeo interjected a question concerning the increase in the level of outreach towards the homeless in the

4th Quarter by the previous SSP. Specifically, he questioned whether there is documentation (call cards/contact sheets) that would explain the increase. Mark Roschen clarified that a mandate requiring SSAs to provide homeless services does not exist. Michael DiMeo mentioned that the Six Corners Chamber of Commerce does have a volunteer that keeps cards on the known homeless individuals throughout the area. Each card contains an individual's "street" name and a brief backstory of their situation. That said, our (SCCC's) volunteer didn't come close to matching the level of homeless outreach of the previous SSP in the 4th Quarter of 2020. Mark Roschen said that we can look into this matter and that the commission will be made aware if additional clarification is needed. After this conversation, Mary Garcia again made a motion to approve the 4th Quarter Work Plan and Financials. The motion was seconded by Jack Wroblewski. All others were in favor.

**6.)** The 2021 calendar for SSA 28-2014 Commissioners Meeting Dates were reviewed. Mary Garcia made a motion to approve the calendar for the 2021 SSA 28-2014 Commissioners Meeting Dates. The motion was seconded by Jack Wroblewski. All others were in favor.

**7.)** The posting of our Request for Proposal (RFP) for Certified Public Accountant for the 2020 Audit was reviewed. A motion to approve was made by Mary Garcia. The motion was seconded by Jack Wroblewski. All others were in favor.

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

**a.)** Two new businesses will be joining the Six Corners Shopping District: Prodigy Insurance Company and Eggsperience.

**b.)** After a conversation with Dan Walsh, Senior Vice President - Ryan Companies, a call with Brandon Raymond was being scheduled. Brandon is the day-to-day professional handling the Clarendale Six Corners Project for Ryan Companies. In the future, we were invited to speak with their operations partner, LCS, regarding the services offered by SSA 28-2014.

**c.)** Michael DiMeo commented on a conversation that we had with Mitch Goltz from GW Properties. GW Properties is handling the development at the former Peoples Gas site. We learned that 82% of this 100,000 square foot retail development is committed to already. There was high confidence that this development would sell out in its entirety. The creation of public spaces would be a part of this project as this development is considered a lifestyle center. This means that it will also contain national chain stores along with specialty stores. In addition, there will be a dining and entertainment

component. Future updates to this development will be posted on our website.

**d.)** We have no further information from Novak Construction regarding the “Sears” property.

**e.)** The City of Chicago’s Neighborhood Business Development Centers Program asked if we could provide them with the names of Black-Owned Businesses at Six Corners. The City of Chicago was planning to highlight them during Black History Month. We forwarded information on Distinct Bath & Body and Junebug Cafe.

**f.)** The tree lights on Irving Park Road will be kept up until the end of February.

**g.)** A spreadsheet that illustrates our snow removal/salting expenses has been created and is available for our commissioners to review.

**h.)** The Six Corners Chamber of Commerce has entered into an agreement to manage the lighting in the new “green alley” at Six Corners.

(Moe Taleb interjected that he does indeed own a business at Six Corners, Mesa Urbana located at 4024 N Milwaukee Ave.)

**i.)** We are keeping an eye on the possibility of hosting a Rock the Badges Festival sometime in 2021. Additionally, we are looking to host a Halloween event and a Small Business Saturday event with a Holiday theme if permissible (due to COVID-19 restrictions). A cardboard ornament/pumpkin/egg decorating contest has also been suggested. A schedule for committee meetings (Economic Development, Design, Promotions) will be announced soon.

**j.)** A nice story regarding a formerly homeless man known as “Magic Jeff” appeared in the Nadig Northwest Press a week ago. The story highlighted a collaborative effort by our State Representative, Lindsey LaPointe, the 45th Ward Alderman’s Office, Amie Zander of the Six Corners Association, and a few members from our business community that resulted in “Magic Jeff” finding permanent housing.

**k.)** There are additional commissioners in the (application) pipeline for SSA 28-2014. Mark Roschen did verify that this meeting did have a quorum.

**l.)** Our snow removal contract (January 1, 2021 - April 30, 2021) has expanded our coverage (and expenses) by 30%. Under the previous contract, snow removal and salting services were not being provided to the Six Corners Marketplace property, “Sears” property, or the Ross Stores property. After speaking with the property managers of these properties, they all indicated that they would like to receive this service since they are paying into SSA 28-2014. These three properties represent about 50% of the EAV in SSA

28-2014.

**9.)** Mary Garcia made a motion to adjourn the meeting. The motion was seconded by Jack Wroblewski. All others were in favor. The meeting was adjourned at 12:38pm (CST).