

**Lincoln Avenue SSA #35-2015
Commission Meeting Minutes
November 10, 2016 9:00 a.m.
Lincoln Station, 2432 N. Lincoln Ave.**

Commissioners Present: Kenneth Dotson, Mark Davis, Ben Hamm, Edda Coscioni

Commissioners Absent: Brent Holten, Oz Sozen

LPCC Staff: Frank Kryzak, Kim Schilf, Bryan Biello

Public Forum: Allan Mellis

Alderman's Office: Joana Zaidan (43rd Ward)

Call to Order

- I. Call to order by Dotson at 9:11 a.m.

Approval of Minutes

- II. Dotson asked for and received approval of the minutes from the September 29, 2016 meeting.

Motion to approve the September 29, 2016 meeting minutes. Motion seconded. Motion unanimously approved.

Public Forum

- III. Allan Mellis

- a. Mellis asked for an update on the former Children's Memorial Hospital redevelopment, Lincoln Common, and he wanted to know about potential retailers. He's interested because he recommends having the site be the anchor of Lincoln Avenue.
 - i. Currently the developers are still in talks about tenants for the commercial spaces in the new development.
 - ii. Mellis also recommends inviting a representative of Lincoln Common to serve on the SSA.
- b. For the new identifiers going up on the new light poles along Fullerton, Mellis suggested having these branded differently for each shopping corridor with in Lincoln Park.
- c. Mellis recommended having the SSA help the new residential developments on Lincoln Avenue by assisting in the marketing of new residential units along the street.

- IV. Joana Zaidan, 43rd Ward office

- a. Small Business Saturday is coming up on Saturday, November 26. The city is promoting a new rebate program initiative for area Chamber's that sign up as a neighborhood champion and work with small businesses in the neighborhood to host events on Small Business Saturday.

Reports

- V. Financial Report (Schilf)

- a. Currently the Lincoln Avenue SSA has received 97% of its tax levy for the year.
- b. The SSA is on target with its expenses for the year. However we haven't spent a lot on Consumer Attraction, which is expected since we are waiting to receive recommendations from the final corridor plan from the Lakota Group in the next few months.

Action Items

- I. Garbage can replacement (Kryzak)
 - a. Kryzak shared that the Big Belly solar compactors on Webster and Lincoln were removed per the SSA Commission's vote at the previous meeting. He then began the conversation about potentially replacing them with regular garbage cans.
 - b. Wire cans are significantly cheaper, but many of the commissioners expressed how lightweight they were. If we were to purchase decorative and heavier garbage cans from CDOT, they would cost \$1,800 each.
 - c. Kryzak is talking with Marty Casey to see if the Department of Streets and would install two decorative/heavy garbage cans where the Big Belly's were. Casey mentioned that since this was an SSA they may be able to provide two heavier decorative cans at no cost.
 - d. Kryzak is proposing to move funds from Façade Rebates to Litter Abatement to pay for decorative garbage cans in the event that Marty Casey can't provide the two cans.
 - e. Mellis and Coscioni mentioned that since we are heading into winter the foot traffic is slower, so it is not urgent to replace the cans right away. If Casey can provide the cans at the Department of Streets and Sanitation's convenience that would be ideal.
 - f. Commissioners suggest having businesses in the area clean the corner in the meantime and agree not to make a motion, but instead to table this issue until the next meeting.

New Business

- II. Program Manager's Report (Kryzak)
 - a. Sidewalk Cleaning
 - i. Crews are out three times per week picking up litter and emptying trash bins.
 - b. Landscaping
 - i. The hanging baskets look fine.
 - ii. Brightview has weeded tree grates as per their contract.
 - iii. Brightview will be installing winter plantings soon.
 - iv. Holiday décor should be installed before Thanksgiving.
 - c. Infrastructure
 - i. 5 new trees were installed by CDOT and paid for by the SSA.
 - d. Façade Rebate Program
 - i. We have been in contact with Campus Dogs/Matt Nardella about the façade rebate that they are asking for even though work is nearly finished on their façade renovations. The SSA will not offer them a rebate because they did not follow the process of applying before starting work and we do not want to set a precedent of making exceptions.
 - ii. We will continue to market this program to area businesses and property owners.
 - e. Corridor Plan
 - i. An Open House for the Lincoln Avenue Corridor Plan is set for Tuesday, November 29 from 6-8pm at Victory Gardens Theater.
 - ii. The presentation portion of the Open House will begin at 6:15 and last for about 15 to 20 minutes. The open house will also include a number of exercises designed to receive public input on the preliminary planning concepts and ideas, and to begin developing a list of priorities for the corridor's future.
 - iii. The text from Lakota about the Open House reads: The second community open house will present the project team's existing conditions findings on issues related to economic development, land use trends, physical conditions, and corridor branding and identity along the Lincoln Avenue Corridor. Following the review of

prevailing conditions, a series of initial planning strategies and design concepts will be presented that seek to address the current issues and opportunities.

- f. Public Relations
 - i. We have received a few quotes for public relations firms to help assist with the marketing and PR around the corridor plan.
 - ii. We have interviewed the Silverman Group and Motion PR and will be making a recommendation in the near future.
 - g. Safety
 - i. The LPCC is in the process of developing a safety program for the SSA.
 - ii. A security enhancement rebate program application has been drafted, along with a security informational sheet, and a one-pager that describes our plan for an annual safety program.
 - iii. For the first year, we are recommending budgeting \$5,000 for safety enhancement rebates, and we will monitor how the program is received and how many businesses/property owners apply for the rebate. We will consider allocating more funds for safety rebates and safety initiatives throughout the year if the program is being utilized for more than the initial \$5,000 budget. Up to \$1,000 per business could be rebated for security enhancements.
 - iv. Kryzak recommends funding cameras and motion sensor lighting. He asked the commission to review the application and informational sheet before the next meeting, so they may provide feedback.
 - 1. During the next meeting there will be a motion to move money in the budget into safety and to formally kick off this annual safety program.
 - v. Mellis mentioned he would prioritize security cameras as this would be of the biggest benefit to assisting the police.
 - vi. Commissioners mentioned putting together a helpful tip sheet about how to get permits, and best practices to make it as easy as possible and clear for merchants. They also recommended that the program should really focus on benefiting the public way, so alarm systems and fencing should not be included.
 - vii. Zaidan commented that the SSA should work closely with the Alderman's office on standards and guidelines for the rebate program, since the Alderman's office will be signing off on public way permits for various security installations.
 - viii. Some of the commissioners also suggested creating a map of businesses with security cameras along Lincoln Avenue to inform future merchants on how and where to install cameras at their business to cover a larger area of the public right of way. In addition, they also mentioned to keep a list of businesses that are linked into CPD's security camera program.
 - h. Transit TIF
 - i. Schilf and Alderman Smith met with Commissioner Reifman about the Transit TIF interfering with SSA #35. We have provided estimates of what our budgets will look like in 2018, 2023, and 2028 when considering some possible recommendations that come from the Lincoln Avenue corridor plan.
 - ii. The proposed TIF would cover the entirety of SSA #35; therefore, SSA #35 would only be able to capture 20% of the increase in EAV (equalized assessed value) over 35 years as opposed to all of it. This would be very detrimental to the SSA because it needs the growth in the EAV to bring in more funds to execute recommendations from the Lincoln Avenue Corridor Plan.
- III. Events & Marketing Report (Biello)

- a. LPCC Events:
 - i. Congratulations to Edda Coscioni and Kenneth Dotson for both winning awards at the Lincoln Park Top 10 event on October 24. It was a great event and a pleasure to honor them.
 - i. Networking Extravaganza
 - 1. The 14th annual multi-Chamber networking event will take place Thursday, November 17 at Whirly Ball by Webster and Elston. It will feature over 20 north and near south side Chambers of Commerce.
 - ii. Savor Lincoln Park
 - 1. This is scheduled for Tuesday, January 24 at iO theatre.
 - 2. The event features many of Lincoln Park's best restaurants and a silent auction. It is a celebration of the wonderful community, food, and a one-of-a-kind neighborhood.
 - iii. #11 Bus
 - 1. Remind your neighbors and customers to use and promote the #11 bus. The 10am-7pm schedule is not the greatest, but showing a solid ridership will certainly help to reinstate the route permanently.
 - iv. 2017 Events & Programs
 - 1. With the corridor plan almost complete, Biello encouraged the commissioners to help think of events that could activate the street.
 - a. Coscioni recommends hosting a monthly women's luncheon
 - b. Hamm suggests doing some beer focused events on the street.
- IV. Economic Development
 - a. Kryzak reviewed the available properties for lease within the SSA.
 - b. The groundbreaking ceremony for the Elevate Development was the first week of November.
 - c. The former Children's Memorial Hospital redevelopment is continuing to be demolished, progress has been made quite quickly on the demolition.
 - V. 2017 Meetings
 - a. Kryzak asked the commission best times for SSA meetings for 2017. The commission agreed to keep the meetings at the same time and place.
 - i. Kryzak will be setting the dates for 2017 and will inform the commissioners soon.

Adjournment

Motion to adjourn meeting. Motion seconded. Unanimously approved.

Meeting adjourned at 10:36 a.m.

Minutes respectfully submitted by Bryan Biello.