

**Lincoln Avenue SSA #35-2015  
Commission Meeting Minutes  
September 29, 2016 9:00 a.m.  
Lincoln Station, 2432 N. Lincoln Ave.**

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

**Commissioners Absent:** Oz Sozen

**LPCC Staff:** Frank Kryzak, Kim Schilf, Bryan Biello

**Public Forum:** Allan Mellis, Justin Moore

**Alderman's Office:** Adam Gypalo (43<sup>rd</sup> Ward)

**Call to Order**

- I. Call to order by Dotson at 9:01 a.m.

**Approval of Minutes**

- II. Dotson asked for and received approval of the minutes from the July 7, 2016 meeting.

Motion to approve the July 7, 2016 meeting minutes. Motion seconded. Motion unanimously approved.

**Public Forum**

- III. Allan Mellis
  - a. Would like more information about both major developments on Lincoln Avenue, Elevate and the former Children's Memorial site. Mellis wants to make sure the two developers are going to actually buy into the branding the SSA is discussing. He also wants McCaffrey (Children's) to have a discount for merchants and their customers to park at the parking garage.
  - b. Mellis doesn't understand why the SSA should be paying for tree replacment when the city should be and wants the Alderman's office to push harder to have trees replaced.
  - c. Mellis mentioned how much he appreciates the extension of the Fullerton streetscape signage from Ashland to Racine on Fullerton. Wants commission to consider signage on Lincoln Avenue.
- IV. Adam Gypalo, 43<sup>rd</sup> Ward office
  - a. Development Updates:
    - i. Fullerton Streetscape should be completed by Thanksgiving.
    - ii. The former site of the Nellie Black building is about to break ground in about 3 weeks.

**Reports**

- V. Financial Report (Holten)
  - a. The full year of tax levy revenue for 2015, which usually comes in 2 installments in the spring and the fall, is all coming in the fall in 1 installment due to reconstitution. We took out a loan, lines of credit, and deferred payment to cover expenses while we were waiting for payment.
  - b. About 90% of levy has come in.
  - c. We are about halfway met on our budget.

**Action Items**

- VI. Lincoln Avenue Tree Replacement (Kryzak)

- a. Earlier this year, CDOT replaced trees south of Fullerton. The SSA did an inventory of trees north of Fullerton and 8 trees will need to be replaced.
- b. CDOT provided a quote of \$500 a tree.
- c. If the trees are replaced through 311 it would take at least a year and would be contingent upon funding.
- d. Replacing the trees through a landscaper is significantly more expensive because they have to pay for permits.
- e. Kryzak recommends moving left over funds from sidewalk power washing into the line item for landscaping.
- f. Mellis wanted to make sure businesses don't cut them down and wanted to confirm the warranty. Kryzak commented that it's a 2-year guarantee.
- g. Gypalo mentioned that the alderman's office is looking into a possible fee waiver for greenery installations for non-profit/neighborhood association entities.

Motion to approve moving \$2,000 from line item 2.11 (Sidewalk Power Washing) to line item 2.02 (Landscaping) for tree replacement along Lincoln. Motion seconded. Motion unanimously approved.

VII. Removal of Big Belly trash compactors (Kryzak)

- a. The SSA owns two solar compactors at the intersection of Lincoln and Webster.
- b. Kryzak received a quote from the maintenance team for Big Belly to repair the compactors, as well as a quote to remove them.
  - i. He proposes to remove the Big Belly and have the LPCC reach out to the Department of Streets and Sanitation to install wire baskets in a pilot program to see how it goes.
- c. Coscioni asked to have something a little more permanent because of drunken residents over the weekend that get rowdy and may move the planters.

Motion to approve removal of both Big Belly Solar Stations. Motion seconded. Motion unanimously approved.

VIII. Holiday Décor Vendor Selection (Kryzak)

- a. In 2015 the SSA used Liberty Flag and Banner and put wreaths/garland on every pole.
- b. Brightview, Liberty Flag and Banner, and Patch Landscaping all submitted bids this year.
- c. Kryzak would like to write in the contract specific install and removal dates.
- d. The proposed motion is to go with Liberty Flag and Banner, because they were good last year and come in at a reasonable price.

Motion to approve Liberty Flag and Banner as the 2016 Holiday Décor Vendor for every pole on Lincoln Avenue. Motion seconded. Motion unanimously approved.

IX. Sidewalk Cleaning Vendor Selection (Kryzak)

- a. In 2015 and 2016 the SSA has used Cleanstreet. This year Cleanstreet's proposal came in just under \$31,000, which is close to our budget for that line item.
- b. Cleanslate's quote came in at almost \$29,000.
- c. Holten recommended we should stick with Cleanstreet.
  - i. The commission agrees with Holten and thought Cleanstreet has been doing a great job.

Motion to approve Clean Street as the 2017 Sidewalk Cleaning Vendor. Motion Seconded. Motion unanimously approved.

- X. Snow Removal Vendor Selection (Kryzak)
  - a. For the 2015-16 winter season the SSA used Christy Webber.
  - b. Cleanstreet, TSI, and Christy Webber submitted bids this year.
  - c. Holten asked if we could check with Clean Street on a package deal for litter abatement AND snow removal.
  - d. Many of the commissioners commented that Christy Webber was amazing last year.
  - e. The proposed motion is to use Christy Webber with a 1" tolerance because of their superb job in the 2015-16 season and based on their price and references from their bid.

Motion to approve Christy Webber as the 2017-2018 Snow Removal Vendor at a 1" tolerance. Motion Seconded. Motion unanimously approved.

### **New Business**

- XI. Program Manager's Report (Kryzak)
  - a. Sidewalk Cleaning
    - i. Crews are out five 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 weeded the sidewalks along Lincoln Avenue as an additional service.
  - c. Infrastructure
    - i. The remaining tree beds with missing grates have been mulched by Brightview
    - ii. Our summer intern put together a list of crosswalks, curbs, etc. that need to be repaired. This was submitted to Alderman Smith's office to put in requests for the repairs.
  - d. Façade Rebate Program
    - i. Hook & Ladder has installed their sign per the application, and the Façade Rebate Committee recommended giving them the full rebate as mentioned in their conditional approval letter. Kryzak will follow up to make sure everything is completed.
    - ii. Joe Pionke finished the improvements at 2468-70 N Lincoln and was paid \$5,000 for masonry work in August.
    - iii. The SSA will continue to market this program to area businesses and property owners. It was suggested we could send out a mailing to property owners and businesses in the district.
    - iv. Park West Liquors has applied, but their application is incomplete. Kryzak is working to meet with the owner in person.
  - e. Corridor Plan
    - i. The SSA has a meeting set up with Lakota, the Alderman's office, and the steering committee on October 6<sup>th</sup> at 8 am at Victory Gardens Theater.
    - ii. Kryzak and Schilf have looked over a draft of the State of the Corridor Report and Lakota took our recommendations and have crafted a final draft of the State of the Corridor Report to be presented at that meeting
  - f. Public Relations

- i. We have gotten a few quotes for public relations to help assist with the marketing and PR around the corridor plan.
    - g. Safety
      - i. The LPCC is in the process of exploring different options to increase safety on Lincoln Avenue. We are continuing to develop a safety assessment program and educational outreach.
      - ii. The Lakeview Chamber directed Kryzak to a security camera rebate program that Washington DC is implementing. The program applies to places owned or leased by a resident, business, nonprofit, or religious institution. Individuals can receive up to \$200 of the purchase price per camera, with a maximum rebate of up to \$500 per residential address, and up to \$750 per address for those installed on the exterior of a business, commercial, nonprofit, or religious institution.
      - iii. Kryzak also spoke with the Old Town Merchants & Residents Association. They use a company called AGB which consists of off-duty police officers to provide security on Friday and Saturday nights in their commercial areas. Each security officer gets paid \$32/hour. The annual payment for the security program is approximately \$38,000-\$45,000.
    - h. GIS/CoStar Tools
      - i. CoStar, which is the property inventory the SSA uses, and geographic information systems (GIS) which is great for making maps/graphical representations of data can be utilized for Clark Street. If anyone has any ideas of how we can utilize these programs please let Kryzak know.
    - i. Transit TIF
      - i. Schilf and Kryzak have been working with the Alderman's office (who is meeting with Commissioner Reifman) about the Transit TIF interfering with SSA #35. The proposed TIF would cover the entirety of SSA #35 and essentially would only allow the SSA to be able to capture 20% of the increase in EAV over 35 years as opposed to all of it. This would be very detrimental to the SSA because we need the growth in the EAV to bring in more money so we can pay for the corridor plan recommendations. This would force us to increase the tax rate which we do not want to do.
- XII. Events & Marketing Report (Biello)
- a. LPCC Events:
    - i. Lincoln Park Uncorked
      - 1. This was a great success! There were 14 stroll stops, 11 restaurant participants, and 142 attendees who showed up.
    - ii. Lincoln Park Top 10 Awards
      - 1. The LPCC's inaugural community awards program is happening on October 24 from 5-8pm at Steppenwolf Theatre.
      - 2. Nominations are now open and will be through September 30. Any business is eligible, Chamber membership is not required.
      - 3. The top 5 nominees will be voted on for the grand prize winner of each category. The winners' celebration will take place at Steppenwolf on Oct. 24.
    - iii. Spooktacular
      - 1. Spooktacular will be held Sunday, October 30 from 1-4pm on Clark Street from Armitage to Diversey.
      - 2. The costume contest location is at 2558 N. Clark.

3. Scarecrows on Parade will run from October 8-31 and merchants on Clark Street will decorate their windows with scarecrows.
    - iv. Networking Extravaganza
      1. This 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.
- II. Economic Development
  - a. Kryzak reviewed a Lincoln Avenue available property list and is planning to reach out to developers/property managers.
  - b. Vacancy rate went up for the first few quarters but is starting to go down and rents are starting to increase as well.
    - i. The rate likely went up in the first portion of the year because of the major development projects on Lincoln.
  - c. Hamm asked about the vacant space at Salt and Pepper. Gypalo said the Alderman's office has been approached, but there is nothing confirmed at this time.

## **Adjournment**

Motion to adjourn meeting. Motion seconded. Unanimously approved.

Meeting adjourned at 10:10 a.m.

*Minutes respectfully submitted by Bryan Biello.*