



Organizing Committee minutes unapproved

Special Service Area #28 Commissioners meeting

1p.m.

Jan. 8, 2007

LaSalle Bank, 4901 W. Irving Park Road

Mission: To act as a clearinghouse for Six Corners Association activities

ORG = Organization Committee report

ECON = Economic Development Committee report

DES = Design Committee report

PRO = Promotions Committee report

Item	Information	Action
Introductions	In attendance were (7) Joe Angelastri, chair; Nick Tufano, treasurer, Commissioners Rudy Kubica, Vincent Mastromauro, Dennis Wolkowicz, Jose Gato and Jim Kopitke. Absent: Harvey Isom. One vacancy. Also in attendance were Gale Fabisch, SCA Economic Restructuring Committee chair, Glenn Nadig, SCA board member, and Ed Bannon, SCA program manager.	NA
Approval of minutes	The December minutes are to be e-mailed to the commissioners.	The minutes were approved without changes.
ORG: Banking activity	Ed B. reviewed the financial statements. The Accounts Receivable balance requested to be cleared off the book has been cleared. The books balance against the income statements. Ed B. noted that property tax revenues have fallen short of the levy, so a loss expense might have to be taken for 2007. This loss will not have a budget impact because a loss has already been budgeted for. To provide services during the first quarter of 2007, the SCA will need \$60,000 -- \$52,500 for program expenses, or 87.5%, and \$7,500 for administrative expenses, or 12.5% With, \$1,295.03 remaining from the previous quarter, Vincent M. made a motion to transfer \$58,704.97 into the disbursement account. Nick T. seconded.	The motion passed unanimously.
Amendment to 2007 budget	Overall spending in 2007 was well with the overall budget, but due to various factors, spending went overbudget in some areas and underbudget in others. The	

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	<p>budget was proposed to be amended as follows</p> <table border="0" data-bbox="391 258 1125 621"> <thead> <tr> <th></th> <th>Orig.</th> <th>Amended</th> <th>Change</th> </tr> </thead> <tbody> <tr> <td>Adv. & Promotions</td> <td>\$48,275</td> <td>\$57,000</td> <td>Add \$8,725</td> </tr> <tr> <td>Public Way Maint.</td> <td>\$54,857</td> <td>\$67,000</td> <td>Add \$12,143</td> </tr> <tr> <td>Public Way Aesth.</td> <td>\$92,450</td> <td>\$64,250</td> <td>Minus \$28,200</td> </tr> <tr> <td>Tenant Retention</td> <td>\$1,629</td> <td>\$10,000</td> <td>Add \$8,371</td> </tr> <tr> <td>Façade Improv.</td> <td>\$14,167</td> <td>\$7,500</td> <td>Minus \$6,667</td> </tr> <tr> <td>Parking</td> <td>\$10,717</td> <td>\$8,000</td> <td>Minus \$2,717</td> </tr> <tr> <td>Safety</td> <td>\$9,979</td> <td>\$7,500</td> <td>Minus \$2,479</td> </tr> <tr> <td>District Planning</td> <td>\$2,979</td> <td>\$5,500</td> <td>Add \$2,521</td> </tr> <tr> <td>Management</td> <td>\$16,697</td> <td>\$25,000</td> <td>Add \$8,903</td> </tr> </tbody> </table> <p>Adv. & Promotions was increased to accommodate \$5,000 for Six Cornucopia as well as \$2,000 for Girlfriends Night Out. Public Way Maintenance spending was increased due to heavier than expected snow fall. Public Way Aesthetics were decreased due to the delay in the start of streetscape construction, which meant money was not spent on capital improvements. Also, money was not spent on awning cleaning due to problems coordinating with the various businesses, requiring a change in the work plan. Tenant Retention was increased due to the original budget being based on a grant that the SCA did not obtain. Facade Improvement was reduced because there has been a lack of interest in façade renovation on which to spend money for renderings. Parking was reduced because a parking subsidy program in the budget did not come to fruition due to lack of city approval. Safety was decreased because a security subcontractor was not hired because it was determined that a part-time security guard could not be hired under the budget for enough time to make a difference, requiring a change in the work plan. District Planning was increased because the opportunity arose to study a large parcel that went on the market. Management was increased because the above-mentioned grant was to offset some costs from the SSA budget. Also some one-time equipment costs were approved. It bears noting that SCA expenses were still only about 10% of the budget.</p> <p>Nick T. made a motion to approved the amended budget and Rudy K. seconded it.</p> <p>The commissioners called for an alert on any possible</p>		Orig.	Amended	Change	Adv. & Promotions	\$48,275	\$57,000	Add \$8,725	Public Way Maint.	\$54,857	\$67,000	Add \$12,143	Public Way Aesth.	\$92,450	\$64,250	Minus \$28,200	Tenant Retention	\$1,629	\$10,000	Add \$8,371	Façade Improv.	\$14,167	\$7,500	Minus \$6,667	Parking	\$10,717	\$8,000	Minus \$2,717	Safety	\$9,979	\$7,500	Minus \$2,479	District Planning	\$2,979	\$5,500	Add \$2,521	Management	\$16,697	\$25,000	Add \$8,903	<p>The amended budget passed unanimously.</p> <p>Prepare amended budget for July.</p>
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	<p>budget amendments at the July 2008 meeting. Ed B. noted that because a \$25,000 technical assistance grant was awarded to the Six Corners Association for 2008, the SSA budget will have to be amended.</p>	
<p>Employment agreement</p>	<p>The commissioners reviewed the program manager employment agreement for Ed Bannon. The main changes were a 3% pay raise and the addition of 5 vacation/sick days, bringing the total to 15. Also, the association will pay the difference between \$350 and the actual monthly health insurance premium of \$294 on Ed B.'s high-deductible health plan. The contract includes two bonus opportunities for the completion of specific projects.</p> <p>The commissioners went into executive session to discuss the agreement. James K. made the motion to go into executive session to discuss personnel matters and Rudy K. seconded it. The motion passed unanimously.</p> <p>After the executive session, an amendment to clause 8 was proposed to limit the number of consecutive vacation days to 10. The limitation acknowledges that in the Six Corners small staff with Ed B. being the only full-time employee, it would be a strain on the organization for Ed B. to take a vacation longer than 10 days. James K. made the motion and Rudy K. seconded it.</p>	<p>The motion passed unanimously. Sign and execute contract.</p>
<p>ORG: Fall Main Street conference report</p>	<p>Gale F., Ed B. Vince. M. and Joe. A. attended the state's Illinois Main Street convention. We attended some informative seminars about low-cost publicity, design standards. During the awards dinner, Ed, Vince and Joe sat at a table with a state staffer who said he could help arrange a visit by the Illinois Historic Preservation Agency to preliminarily evaluate Six Corners for landmark status to qualify for historic preservation tax credits. Previously, other state staffers had declined to conduct a preliminary visit, but instead wanted Six Corners to undertake a labor-intensive application.</p>	<p>NA</p>
<p>ORG: 2008 National Conference</p>	<p>Ed B. urged members to attend that National Main Street conference in Philadelphia between March 30 and April 2 if possible. A strong showing this year would smooth the way for Six Corners to be featured when the national convention comes to Chicago in 2009. The Six Corners policy is to pay for registration fees for its members but not travel or accommodations.</p>	<p>NA</p>

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ER: Delegate agency grant	As noted during the financial reports, the Department of Planning and Development awarded a \$25,000 grant to Six Corners to focus on vacancy reduction, especially among small spaces. The grant will pay for promotional materials, supplies, local conventions, postage and staff time.	NA
ER: Nick's Pizza	At the end of December, the city announced it would allow the parking lot of Nick's Pizza on Milwaukee Avenue with a building frontage. Nick's has now said they plan to begin construction in April. The city has said that the parking lot will be screened with landscaping. No landscaping plan has been released.	NA
ER: Starbucks	Starbucks has filed for a zoning variation to locate at 4218 N. Cicero Ave., where a Taco Bell currently stands. Although the site is not in Six Corners proper, there is bound to be a halo effect of having a business with decent cache so close to the shopping district.	NA
ER: Metra	The Six Corners is testing the waters and trying to build support for the construction of a new modern Metra station at Irving Park Road. The new station would feature a weather-controlled shelter possibly with concessions, a parking lot and access for the disabled. Under a previous proposal, the new improved station would replace the Mayfair station near Montrose and the Grayland station near Milwaukee The association is holding off on requesting that Metra conduct a survey of the current ridership in order to build more consensus and so local elected officials can study the details.	NA
ER: Landmark incentives	Representatives from the Illinois Historic Preservation Agency visited Six Corners on Dec. 21 and gave an preliminary OK for Six Corners to apply for landmark status. It is important to remember that this status is primarily an economic benefit because it provides a 20% tax credit for rehab projects within the landmark district. The landmark status in no way puts any restriction on building rehabs. It is solely an incentive program, not a restrictive program. The landmark status would also give Six Corners some recognition as the historical site that it is.	SCA continues work on landmark application
DES: Streetscape	The streetscape construction is scheduled to begin in late spring or early summer.	NA
DES: Panhandling abatement	The association has reduced the Six Corners homeless population to zero by spending less than \$3,000 on panhandling abatement. Through various methods, including our Hands To Help partnership and the help of	NA

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	neighbors and the police, two homeless people have been housed, one is working toward getting assistance and one has left the area.	
Viaduct Improvement Project	The city has said this project is funded but construction plans have stalled.	Follow-up with city.
PRO: Website	Work continues on the improved website. A spring launch is planned.	NA
PRO: Business directory	Work continues on the business directory. The directory will likely be published to coordinate with the website launch.	NA
Adjournment	The meeting was adjourned at 2:15. The next meeting of the Organizing Committee was called for 1 p.m., Feb. 12, at the Six Corners office, 4006 N. Milwaukee Ave. #205.	Meeting adjourned.