

Six Corners SSA #28 Commissioners Meeting July 14, 2009

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 (8): Commissioners Joe Angelastri, chair; Jose Gato, Marc Sussman, Vincent Mastromauro, Rudy Kubica and Gale Fabisch. Absent commissioners were Nick Tufano, Samer Natour and Dennis Wolkowicz. Also in attendance Ed Bannon, staff. Joe Oliveri arrived toward the end of the meeting.	NA
Approval of minutes	Gale F. made a motion to approve the minutes from the June 9, 2009, Organization Committee meeting and Marc S. seconded it	Minutes approved.
Sole Service Provider	Joe A. said this would be the meeting for the commissioners to vote whether to renew the Six Corners Association's contract as the sole service provider to SSA #28. He said if anyone had any objections to the association, now would be the time to express them. Marc S. said the association has the right people in place but if there's a need for a change in direction, it could be done with the association structure. Rudy K. made a motion to recommend that the Chicago City Council renew the Six Corners Association's contract through 2010 as the sole service provider for SSA #28 Six Corners. Jose G. seconded the motion.	Motion carried unanimously.
Scope of Services	Ed B. summarized the scope of services, noting new programs such as the rent subsidy program. No changes were suggested. Rudy K. made a motion to recommend the Chicago City Council approve the 2010 Scope of Services for SSA #28 Six Corners. Vince M. seconded the motion.	Motion carried unanimously.
Tax levy and budget	Joe A. reviewed the proposed 2009 tax levy and budget. The proposed levy was \$216,352 on a budget of \$319,693. The carryover came from the 2007 budget unspent money on streetscaping elements. Joe A. noted this levy is about a 1% decrease from last year because the SSA is trying to do its part to keep taxpayer costs	Motion passed unanimously

SSA #28 commissioner minutes

Item	Information	Action
	<p>low.</p> <p>Marc S. made a motion to recommend that the Chicago City Council approve a 2009 tax levy as proposed. Gale F. seconded the motion.</p> <p>Marc S. requested that a property tax report be given at the next commissioner's meeting showing where the SSA levy stood in context of the area EAV.</p>	<p>Prepare report for Nov. meeting.</p>
<p>Financial report/Banking</p>	<p>A request to transfer \$61,052.20 for third quarter spending was put before the commissioners. Rudy K. made the motion and Vincent M. seconded it.</p>	<p>Motion carried 8-0.</p>
<p>ORG: Financial policies</p>	<p>Ed B. reported that this committee has been reviewing the association financial policies with an eye toward publishing a policy manual and approving it in August.</p>	<p>NA</p>
<p>ECON: Bank of America Milwaukee lot</p>	<p>Ed B. reported that the parking lot currently owned by Bank of America on the west side of Milwaukee south of Irving is under contract. The owner's representative would not say to whom. Joe A. said this lot would be an unlikely spot to find more parking because a new owner is unlikely to let the land sit vacant. He speculated that Inland Commercial Real Estate might be buying the property to improve Six Corners Plaza.</p>	<p>NA</p>
<p>ECON: Rent subsidy</p>	<p>ER Chair Gale F. said his committee is working on a rent subsidy program that the committee plans to vote on at next week's meeting on Tuesday, July 21. The program would create an incentive for new businesses to come to Six Corners by paying part of the rent. Marc S. asked how the program would be approved. Ed B. said traditionally the association committees have decided their programs and allowed the funding as long as it is budgeted. Marc S. asked whether there was a reason why if passed the program could not be marketed right away given the lag time between announcing the program and when the money would have to be made available i.e. not until the 2010 fiscal year. Marc S. and Gale F. directed Ed B. to wait until the program is final before sending it to the city for review.</p>	<p>NA</p>
<p>DES: Streetscape</p>	<p>Reporting on a conversation with Bridget Dosch, CDOT's streetscape project manager, Ed B. said that the city is negotiating with a contractor for the streetscape. The projected start date is Oct. 1 with work to begin with the right-turn lane expansion on southbound Cicero at Irving. It is unknown how much Milwaukee will be affected this year until a contract is signed. Bridget has</p>	

SSA #28 commissioner minutes

Item	Information	Action
	<p>said that businesses should plan to be disrupted, which is to say be without a sidewalk or parking, for two to three months.</p> <p>To minimized the construction disruption, the association has begun drafting a construction toolkit. This booklet will arm business with information on the construction schedule and ways to mitigate the business disruptions. Gale F. suggested that a letter from Ald. Allen be included in the relevant sections of Six Corners.</p> <p>Marc S. suggested that the Laporte Avenue lot be added to the alternative parking map. He also suggested checking the accuracy of the 4-6 p.m. parking ban on northbound Cicero.</p> <p>Joe A. said the association should write a letter to Ald. Levar requesting that the 7-9 a.m. rush hour ban be lifted along Cicero. He said it would good to do it before the right-hand turn lane is added and drivers grow accustomed to using the lane as a through lane. Marc S. agreed and noted the idea would have an ally in LAZ Parking because it would increase meter revenue.</p> <p>The commissioners discussed the memorandum of understanding that the city has said must be signed. Rough estimates for the annual landscape and irrigation maintenance come to \$22,500. Landscaping would run about \$11,800 per year. Irrigation turn-on and shut-down would cost about \$6,600 with about \$5,000 per year in repairs. These costs would first come up in the 2011 budget. Joe A. said that at about 10% of the SSA budget sounded about right for a primary function of the SSA. He noted that this memo was not a binding agreement but an agreement so the city had someone to point to for the streetscape maintenance. Ed B. suggested that the motion could state that the commissioner accept the memo on the condition that wording be added stipulating that the city pay for the water as was discussed at a meeting with Bridget Dosch in June. Marc S. said the commissioners should just accept the memo with or without the stipulation. Gale F. made a motion to accept the memo as is and Vincent M. seconded the motion.</p>	<p>Update toolkit.</p> <p>Make map revisions.</p> <p>Draft letter.</p> <p>Motion passed unanimously.</p>
<p>PRO: Six Cornucopia</p>	<p>Ed B. mentioned that the Six Cornucopia fest is coming up on Sept. 19 with Rick Saucedo coming back for his</p>	<p>NA</p>

SSA #28 commissioner minutes

Item	Information	Action
	<p>show. As part of the event promotion, 20,000 information packets will be distributed within a mile square of Six Corners. The event was listed with on the city's neighborhood festival brochure, so the publicity is getting businesses excited.</p> <p>Also coming up is the Monster Film Festival Oct. 23-25, which includes a Svengoolie appearance.</p>	
<p>PRO: Progressive dinner</p>	<p>Ed B. also announced that the association had partnered with Hands To Help on the first progressive to be held on July 23. The partnership raises funds for Hands To Help and brings business to Six Corners businesses. Six Corners set up the event with restaurants, and Hands To Help handles the marketing. The diners will eat a course at Meisa Cafe then move to Artemio's for the next course and then Las Tablas for the final course. Other groups have expressed interest in the fund-raising model, so perhaps</p>	<p>NA</p>
<p>New business</p>	<p>The new pay boxes that have replaced the meters came up as new business. Jose G. said cards were delivered to his business explaining how they new boxes work. Jose G. said the higher meter price is actually helping alleviate a previous parking shortage because at the higher price the employees no longer park on the street in front of his store.</p> <p>The discussion lead to the general parking problem at Six Corners. Various solutions were suggested. Joe Oliveri suggested a parking garage. He thought a lot on Milwaukee just north of Klee Plaza would be a good spot. Gale F. said though that sometimes those parcels are difficult to acquire and not always available for the price the city is willing to pay. Joe A. noted that an attempt earlier this year to get the city to fund a parking lot did not win city support, so funding would be a problem. Joe A. questioned whether that would solve the problem. Marc S. pushed for a solution that might help all businesses as opposed to a lot that would only help nearby businesses. He suggested a promotion where businesses could reimburse for parking with purchases over a certain amount. There was also talk of setting up a token system where LAZ would enable the pay boxes to accept a special token or card that Six Corners businesses could arrange to purchase and give to customers.</p>	

SSA #28 commissioner minutes

Item	Information	Action
	<p>Vince M. and Joe O. say say cost of parking is a problem. Vince said he brings a pocketful of quarters to work everyday for his customers and it's empty when he leaves.</p> <p>Ed B. said that Bank of America is willing to listen to offer to lease its lot on Lamon, south of Dakin.</p> <p>The commissioners were invited to attend the next Design Committee meeting where parking issues are generally discussed. The next Design Committee meeting will be held at 4 p.m., Tuesday, Aug. 4, in the Six Corners office.</p>	<p>Contact Bank of America.</p>
Adjournment	<p>Adjourned about 2:15 p.m. The next meeting of the Organizing Committee will be 1 p.m., Tuesday, Aug. 11, at the Six Corners Association office, 4006 N. Milwaukee Ave., Suite 205.</p>	<p>Meeting adjourned.</p>