

GREEKTOWN SSA#16
April 22, 2021 VIRTUAL MEETING MINUTES – FINAL

Commissioners Virtually Attending

Frank J. Caputo, (FC)
Eve Moran, (EM)
Justine Fedak, (JF)
Nicholas Kriarakis, (NK)
Anastasia Makridakis, (AM)
George Reveliotis, (GR)
Maria Tsourapas, (MT)

Others Virtually Attending

Rod Burch, (RB), Exec. Director WCA
Dean T. Maragos, (DTM), Advisor
Tia Angelos, (TA)
Dante Odoni, (DO) The A.C.T. Group, LLC
Elizabeth Neukirch, (EN), Silverman Group

Commissioners Absent

Lorraine Rieff Liakouras
Tom Paspalas
Alex Theoharis
Marc Washor

I. Call to Order, Roll Call – The meeting was called to order at 2:00 p.m. A quorum was present.

II. Community Participation – There were no members of the community at the meeting.

III. Review and Vote on Approval of March 25, 2021 Meeting Minutes – There was a motion by FC, seconded by AM, to approve the March 25, 2021 meeting minutes as written. The motion passed unanimously.

IV. New Business

- A. 2020 Audit Draft – RB reviewed the 2020 audit draft as was presented to us by the A.C.T Group, LLC. They were represented by Dante Odoni. DO stated this was the second year that the SSA financials were independently audited by his company. In A.C.T Group's audit they gave an unqualified opinion concerning the fairness of the financial reports of the SSA. RB said many of the events that were scheduled and budgeted for were stopped due to Covid-19 and as a result there were reduced public relations and social media costs. RB said due to Covid-19 we are under budget on some of the line items. He also reviewed the rebate programs. RB also stated there would be an increase in the events for this coming year. The sidewalk issues were addressed. FC reported that the crosswalk proposed for the Greektown area was \$62,000 (4 sections x \$62,000 each = \$248,000).
- B. Garmat Contract Renewal – TA presented a renewal proposal for the sidewalk cleaning with Garmat. TA stated that Garmat was doing a good job. There was a motion by FC and seconded by EM to accept the contract as written of \$2,035 a month. The motion passed unanimously. TA stated that Bob must wait until after lunch to clean the sections of the Greektown area since many of the patrons of the restaurants throw out their garbage and it's easier to clean after the lunch is done.

- C. 2021 Q1 Financial Report – RB reviewed the quarterly expenses. There was a motion by FC and seconded MT to accept the quarterly report as written. The motion passed unanimously.

D. Security Recommendations – Service Hours & Budget Revision

There was a motion made by FC and seconded by EM to accept the security committee report (see V. Reports & Updates, D. Security Committee Report below) as presented today and pay the AGB contract in the amount of \$118,049. The motion passed unanimously.

The camera rebate program to merchants was discussed. Officer Crespo would report on safety ideas to the security committee. There was a discussion to stop double parking. It was stated that the committee would work with Alderman Burnett to stop squatters and drug deals.

The SSA discussed 18 hours per week, for 3 days a week for the month of May and month to month thereafter after an SSA review. There was a motion by FC and seconded by EM to pay \$7,980 a month to AGB Security on a month to month basis. The motion passed unanimously. The SSA will review the AGB status each month.

After the initial month of May's payment of \$7,980 the SSA would review each month what the needs were for security. AGB would only increase 3 days per week from 12 pm to 6 pm at \$1,995 per week. There was a motion by EM and seconded by MT to approve that increase. The motion passed unanimously.

V. Reports & Updates

- A. Chairman Report – FC gave a report on painting of the crosswalks in Greektown that he worked on.

FC then gave a report on the possibility that 801 West Adams being the new office for the SSA. FC stated the unit was 1,173 square feet and has an elevator. The lease would be month to month. The lease would cost \$1,344 per month, on a month to month basis. There would be space for storage and there is a vestibule and a community room. The Hellenic Children's Association is in the building. Room 207 would be a separate room. The carpet needs to be cleaned or replaced and the lights in the storage area need to be replaced. The landlord stated he would give us one rent free month that would pay for remodeling costs. MT said this is a good building.

No pro-rated costs. AM stated that she thought the pricing was excellent. The commissioners wanted the logistics reviewed to move to the new location and when and how.

The landlord's agent is Dean Topping. Mr. Topping stated the new lease could commence on June 30, 2021. RB stated there was no build out approved by the SSA budget and he would have to see if the SSA can pay for that expense.

- B. Art Committee Report – EM stated that she is working on the art project with the Silverman Group and Elizabeth Neukirch. EM stated that the first project would be the mosaic sign by the Elysian Fields. The mosaic would be in blue and white. EM has

talked to the Chicago School of Mosaic Art. EM is getting costs and asked the thoughts of the SSA. The wall that is being proposed for the mosaic is on the south east part of Elysian Fields. There is a column on the south east part of Elysian Fields that would also have the mosaic.

FC stated he would contact IDOT on the proposal to allow mosaics on the structures in that temple.

EM stated she would have a proposal on the mosaics for the next meeting on May 27th.

- C. PR Updates – Elizabeth Neukirch, (EN) of the Silverman Group stated she spoke with the Tribune and the Tribune will feature new Greek restaurants and demographics. EN also stated there would be a review of the cultural history. On March, 2021 there was Restaurant Week/Shopper's Reward and we received 20 million online impressions and 5 restaurants were featured. EN stated she spoke with Yianni Saroulis who is a painter at the museum and she would make a report at the next meeting.
- D. Security Committee Report – The Security Committee meeting was held on April 16, 2021. JF presented the security report that stated:
1. Address lighting throughout SSA #16 and review all dark areas with specific attention to Gladys Avenue and Green Street, requesting Museum to illuminate all areas around the building. AGB to make notes during existing night watch, NK to conduct a drive-around review and make recommendations based on his expertise and unique knowledge of the neighborhood. Speak to Walgreens about lighting to ensure the parking lot is well lit and monitored.
 2. AGB increasing hours to include 2 days, noon-6pm, Fri-Sun with alternating weeks including one of Monday, Thursday, Tuesday if required. Suggested initial increase to be for the month of May, for 5 months inclusive, on a monthly renewal providing AGB with approval the last week of each month to continue with increased day, hours or make revisions.
 3. Re-start and promote Security Camera rebate program offering \$1500 back to merchants who install new cameras and \$500 for those that upgrade/update existing cameras. Suggested approach for one of /or in combination George/Justine/Niko to accompany Tia to visit each merchant and share the security update and ask for support to have better surveillance throughout our SSA.
 4. Officer Crespo to provide District 12 updated community security message and distribute regularly to all SSA.
 5. LAZ parking to help ensure double parking issues are managed to our satisfaction to avoid needless issues.
 6. Speak with the Alderman to gain support and agreement to remove area "camps" with 7 day posted notice to better manage unwelcome squatters and mitigate risk of violence or illegal drug use/sales.

E. Program Manager/Sole Service Provider Report -

- a. 2022 Budget & 2021 Carryover – RB stated he would reach out to meet for the 2022 Budget and discuss 2021 carryover funds. At the next commission meeting we will provide the 2022 Budget for a vote. RB stated he will send out the proposals.

VI. Closed Session - The SSA #16 went into a closed session at 4:23 p.m. on an employment matter on motion by FC and seconded by EM. The motion passed unanimously. The SSA minutes in the closed session are confidential and have been prepared for review by the SSA only. There was a motion by FC and seconded by MT to come out of the closed-door session at 4:40 p.m. The motion passed unanimously.

VII. Adjournment – Next SSA #16 Commission Meeting is May 27, 2021 - At 4:45 p.m. there was a motion by AM and seconded by MT to adjourn the meeting. The motion passed unanimously. The next SSA #16 Commission Meeting is May 27, 2021 at 2:00 p.m.