



Meeting Minutes

April 28, 2021 SSA 28-2014 Commissioners Meeting (via Zoom)

(Numbers correspond to agenda items from the meeting.)

1.) The meeting was called to order by Chris Murphy at 12:01pm (CDT).

2.) Attendance:

Commissioners Present: Jack Wroblewski, Dr. Juanita Mora, Chris Murphy, Joe Oliveri

Commissioners Absent: Mary Garcia, Moe Taleb

Sole Service Provider Staff: Michael Giordano, Nina Kosinski

Guests: Mark Roschen (City of Chicago), Michael DiMeo (Six Corners Chamber of Commerce Board President), Cary J. Hall, CPA, and a few members of our community.

3.) Public Comments: Jesse Ortega

4.) Cary J. Hall (from Cary J. Hall & Associates, LLC), the auditor chosen to perform the 2020 Audit of SSA 28-2014, stated that he contacted the prior auditor that performed the 2019 Audit of SSA 28-2014, Eilts & Associates, Inc, in an attempt to review their working papers as part of his due diligence for performing the 2020 Audit of SSA 28-2014. However, due to COVID restrictions and some of the guidelines that the previous auditor, Eilts & Associates Inc, put in place, Cary stated that he would not be able to review/observe their working papers until after May 3, 2021. Cary mentioned that he would speak with Mark Roschen because the 2020 Audit is due on May 1, 2021. Mark then verbally stated that he would grant a 30 day extension for completing the 2020 Audit. On the audit, it will be noted that the audit was submitted late; but it will be considered an “excused absence.” Cary reiterated that he cannot proceed without viewing

those working papers. In light of the guidelines set forth by the Illinois CPA Society and the American Institute of Certified Public Accountants, Cary believed that Eilts & Associates, Inc. would comply with his request to view their working papers. Cary also stated that he would be contacting Mark after May 3rd to discuss a few other issues. Michael DiMeo reiterated the frustration that Cary had expressed throughout the month of April. Michael also mentioned that Mark (in a previous meeting) offered to intervene and help get cooperation in regards to getting the information needed for the audit. Michael stated that he lacks the authority to get cooperation from the previous auditor or the previous Sole Service Provider for SSA 28-2014, the Six Corners Association. Mark assured that he will intervene however he can or however is needed. Cary stated that he has met and spoke with both Michael DiMeo and Michael Giordano a couple of times and both have been very helpful. Cary anticipates being able to observe the working papers sometime within the week following May 3, 2021.

5.) Minutes from the March 24, 2021 SSA 28-2014 Commissioners Meeting were reviewed. Chris Murphy asked for a motion to approve the minutes. Joe Oliveri made a motion. The motion was seconded by Dr. Juanita Mora. All others were in favor.

6.) The Six Corners Chamber of Commerce (as Sole Service Provider for SSA 28-2014) has an obligation to review the SSA's Bylaws at least once a year. In that spirit, it has been suggested that an amendment be considered to our SSA's Bylaws which would state that any SSA 28-2014 Commissioner must be a stakeholder within the boundaries of the SSA. Stakeholdership would include owning a business/property or simply residing within the SSA's boundaries. Specifically, we are looking at how our current commissionership requirements compare to the City of Chicago's Bylaws Template for SSAs. Additionally on this same template, it states that any public person wishing to address must give an extensive amount of personal information prior to speaking (e.g. name, address, telephone, etc.). We questioned this and Mark Roschen also questioned why so much personal information was required. He felt name and affiliation would be sufficient. That said, he promised to look into the matter and the reasoning behind the current requirements. We also discussed creating a vice-chairperson position for SSA 28-2014. The primary role for this designated commissioner would be to assume the meeting responsibilities of the chairperson if he/she were unable to do so.

7.) The 2021 Q1 Work Plan and Financials for SSA 28-2014 were reviewed. Chris Murphy asked for a motion to approve the 2021 Q1 Work Plan and Financials for SSA 28-2014. Jack Wroblewski made a motion. The motion was seconded by Dr. Juanita Mora. All others were in favor.

8.) New Business / Administrative Update:

a.) Gracie O' Malley's will be opening soon. Additionally, an ice cream parlor will be opening in the 4000 North Block of Milwaukee Avenue. There is also movement on a new bakery coming to this same block as well. The Silent Film Society of Chicago has been very busy working on development opportunities for the Portage Theatre. Alderman Gardiner was involved in a showing of the Portage Theatre to a potential purchaser.

b.) GW Properties (Peoples Gas site) are in the phase of acquiring public input from local community groups. It appears we are getting closer to the scheduling of an actual public meeting for their proposed project.

c.) Dan Walsh of Ryan Companies would like to expand the use of our community identifiers at Six Corners. Dan mentioned a preference for utilizing a more traditional look for these community identifiers. The Six Corners Chamber of Commerce and Dan Walsh's team at Ryan Companies are in communication regarding the public art component of the Clarendale Six Corners project.

d.) In response to Commissioner Wroblewski inquiring about the status of the landscaping and the streetlight banners within SSA 28-2014, it was stated that the bulk of the landscaping will take place within the month of May. Our irrigation system is scheduled to be serviced and operational for the season on Thursday, May 6, 2021. The Chamber is speaking with Bannerville in regards to creating new streetlight banners for use within SSA 28-2014. Commissioner Wroblewski also asked us to look into getting the plywood that is covering one of the windows in the former Borovik Drug Store location removed.

9.) Chris Murphy asked for a motion to adjourn the meeting. Jack Wroblewski made a motion to adjourn. The motion was seconded by Juanita Mora. All others were in favor. The meeting was adjourned at 12:32pm (CDT).