



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes
Wednesday, January 15, 2014

Present: Jim Janas, Tina James, Rita Ortiz, Julio Gomez, Davia Kamberos, Nick Kollias, Cristobal Azpilcueta, Elizabeth Martinez.

Absent: Jose Garcia, Daniel Azpilcueta.

Call to order: Motioned by Davia Kamberos at 9:10am.

Approval of Minutes: Davia Kamberos motioned to approve minutes, Jim Janas second the motion.

2014 GSDC Overview of Programs: Tina James gave an overview of city contracts awarded to organization and program deliverables from Neighborhood Business Development Center contract for 2014, Small Business Tech Center contract for 2014 and 2014 LIRI contract. Nick recommends SSA 59 host safety event with security in the first quarter of 2014. Tentative date March 13, 2014 from 6-9pm details TBD. Tina gave an overview of WIFI pilot phase. Nick revealed SSA#3 Marketing materials such as map, coupon book and calendar. Nick recommended if SSA#59 wants to entertain being added to the marketing materials for 2014, he can ask permission at the SSA#3 January meeting. Everyone agreed to ask SSA#3 if SSA#59 can split the cost and be added to map and coupon book.

Other Business: Nick wanted commissioners to entertain the thought of transferring funds on some line items for next month meeting and approve financial in February. Nick mention his meeting with Alderman Thomas about SSA#59 to pay for hanging flower pots and Alderman's office would handle garbage cans on 59th street to beautify area.

Meeting Adjourn: Motioned by Jim Janas at 10:35am, Davia second the motioned.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes
Wednesday, February 19, 2014

Meeting cancelled due to bad weather conditions.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, March 19, 2014

Present: Jose Garcia, Davia Kamberos, Victor Salinas, Rita Ortiz, Jose Vargas, Luis Vargas, Jose Reyes, Moises A. Martinez, Jim Janas, Edwina Salazar, Julio Gomez, Refugio Amezcua, Bertha Ledesma, Nick Kollias, Tina James, Rob Navarro, Elizabeth Martinez, Mr. and Mrs. Hasmukh Thakkar, 008th District Commander McNaughton.

Security Guest Speaker: 008th District CPD Commander McNaughton updated everyone regarding most recent fatal shooting of a business owner on Saturday March 1, 2014. Commander states all business owners should invest in security cameras because it helps CPD capture assailants. Commander advises business owners who need to carry cash to break up their patterns in route to and from business and recommends to attend CAPS meetings.

Approval of Minutes and Financials: Daiva made a motion to approve the February and January minutes Jose seconded the motion; all were in favor. Jose motioned to approve January and February financials Jim seconded; all in favor.

Program Updates: Rob informed the board about 4 façade applications that need approval. Façade rebates need to show certificates of insurance by contractor. All were in favor to have applicants present for approvals of all Façade rebates during a follow up meeting. Daiva motioned to approve Rita Ortiz application and Julio seconded. All were in favor for a meeting in 2 weeks to approve and review estimates on April 2, 2014.

Nick asked the board to explore security patrol, or public way surveillance cameras. A third option will be to have more business owners receive security cameras moving forward for SSA 59 in 2014. Nick mentioned the financials had (15,000 in Security and 40,000 Façade). Nick informed everyone about the Conceal and Carry Seminar. Nick presented to the board two proposals for banners in case members decide to consider banners along the SSA district.

Other Business: In memory of the recent fatal incidents of local business owners Tina James read the names Mike Kozel, Herb Goode, and Abraham and moment of silence.

Meeting Adjourn: Jose motioned to adjourn and Jim Janas second the motion.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, April 2, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Julio Gomez, Nick Kollias, Rob Navarro, Elizabeth Martinez, Mr. and Mrs. Hasmukh Thakkar, P.J. Jigas aka Butch (Mo's Auto Repair), Hector Dueñas, Sergio Leon, Alfred S. Redgens (LOS), Eusebio Garcia, Cesar Rosas.

Absent: Cristobal Azpilcueta

Façade Enhancement Program Approvals: Nick gave an overview of Special Service Area#59 for all guests to know how it works with the City of Chicago. Hector Dueñas façade enhancement application for the property at 2734-36 W 59th was approved. Cesar Rojas (I&R Tire Shop) façade enhancement application was approved and it was recommended that he gets an awning application. Hasmukh Thakkar's façade enhancement application was approved. Jose Garcia motion to approve and Julio Gomez second the motion all in favor.

Program Updates: Nick mention security cameras purchased through the SSA #59 incentive program are the property of the City of Chicago. Four security camera applications were approved. Jose Garcia motion to approve and Julio Gomez second the motion all in favor.

Other Business: Another SSA #59 meeting to be held this month April 16, 2014. Nick mentioned the board will be interviewing three security companies for SSA #59. Nick also mentioned that the 16th Ward Alderman Joann Thompson supported the purchase of garbage cans and more updates will be coming soon.

Meeting Adjourn: Jose Garcia motioned to adjourn and Davia Kamberos second the motion all in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, April 16, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Julio Gomez, Nick Kollias, Rob Navarro, P.J. Jigas aka Butch (Mo's Auto Repair), Rita Ortiz (Auto magic Glass)

Absent: Cristobal Azpilcueta

Security Companies Interviews: Universal Security Group, Allied Barton, and Security Professionals of Illinois came in and each company gave a 20min presentation how their services can support the SSA's goals and objectives.

After the presentations, the SSA Commissioners agreed to meet again on Friday, May 2nd and continue the evaluations of the candidates before they make a selection for the 2014 work plan.

Meeting Adjourn: Jose Garcia motioned to adjourn and Jim Janas seconded the motion; all in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Friday May 2, 2014

Present: Daiva Kamberos, Jim Janas, Julio Gomez, Nick Kollias, Rob Navarro, Keisha Albarki, P.J. Jigas aka Butch (Mo's Auto Repair), Lynette Elms, Michael Sieczkowski, Rita Ortiz, Daniel Azpilcueta, Vilmer Alcaraz, Cristobal Azpilcueta (on conference call).

Absent: Jose Garcia, Elizabeth Martinez, and Tina James.

Audit Presentation & Approval: Michael Sieczkowski presented the audit findings. Mike stated now with new management team (Ghian Foreman and Melinda Lambert) new procedures are in place to always have the proper documentation on time for all the SSA expenses occurred throughout the year. Daiva motioned to approve the audit and Jim Janas seconded the motion; all in favor.

Approval of April 16th SSA Minutes: Davia motioned to approve the minutes and Jim Janas seconded the motion; all in favor.

Other business: Nick wanted to talk about the incentive approvals. Lynette Elms (Literacy Zone day care) camera application was shelved to make room for business who has not taken advantage of the security camera incentives. Since Ms. Elms has already taken advantage in 2013. Keisha Albarki was (Richmond Food & Liquors) approved for security cameras.

Façade: Ms. Elms was approved for signage on her business. Mo's Auto Repair shop represented by P.J. Jigas approved for Façade. Property owner Vilmer Alcaraz was denied due to scope of work not considered beautification; it was considered maintenance. Nick made the recommendation to make façade beautification and show the scope of work to the commissioners next month. Daiva Kamberos façade application was shelved to make room for first time façade applicants.

Security Companies Interviews- Follow up discussion: The commissioners talked about schedules and price in making the decision for a security company to work at SSA #59. The company chosen was Universal Security Group. Nick suggested to the SSA Commissioners to postpone their decision till a later date after they have thought through all the details that each one of the interviewed firm offers. Jim Janas and Daiva Kamberos responded that they now have all the information they need and there is no need to delay the process any longer. Nick asked all the people around the table to give their opinion and company of their choice and Universal Security Group took a significant portion of the votes. Daiva motioned to hire USG security for SSA #59 and Jim seconded the motion; all in favor.

Meeting Adjourn: Davia Kamberos motioned to adjourn the meeting; all in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, May 21, 2014

Present: Jose Garcia, Davia Kamberos, Jim Janas, Julio Gomez, Nick Kollias, Rob Navarro, Elizabeth Martinez, Sandra Tozser, Rita Ortiz, Dave Dougherty, Keisha Albarki.

Absent: Cristobal Azpilcueta

Approval of May 2nd SSA #59 Minutes & April's Financials: Davia made motion to approve May 2nd 2014 Minutes and April's Financials; Julio seconds the motion, all were in favor.

Security Update: Nick mention USG security patrol officers are out in the SSA #59 streets on bikes from 2pm to 10pm Monday through Saturday introducing themselves with emergency contact cards to all businesses. USG patrol officers are building relationships. They will be servicing the SSA corridor for six months as per budget set aside. Nick also wanted to let everyone know this patrol will be a metrics driven program using QR codes on all participating businesses to verify where officers are at a specific time. Davia motion to approve Sandra Tozser's security camera application; Jim second the motion, all were in favor.

Graffiti Update: Nick presented before & after pictures of acid graffiti removal work.

Façade Enhancement Update: Davia motion to approve Keisha Albarki owner of Richmond Food and Liquor façade application; Jim second the motion, all were in favor.

2015 Work Plan & Budget: Next meeting June 4th to re-convene

Meeting Adjourn: Jose Garcia motion to adjourn meeting; Davia second the motion, all were in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, June 4, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Nick Kollias, Rob Navarro, Elizabeth Martinez, Sandra Tozser, Rita Ortiz, Cristobal Azpilcueta, Alejandro Aguilar (owner Clowns Pancake house), Nathan Wilson 16th Ward Superintendent, Eddie Daniels 15th Ward Superintendent.

Absent: Julio Gomez

Welcome and Introduction: Daiva call the meeting to order at 9:10 am had round table introductions.

Other Business: Nick explains the history of SSA #59 for the superintendents to understand how new it is. Nick mentions the budget could be set up to have flower pots, banners and garbage cans. 16th Ward Superintendent Wilson said garbage cans should not be placed in front of apartment buildings due to over flow. 15th Ward Superintendent Daniels said for the streets to remain clean it needs the resident to curb their behavior. Nick recommends for the superintendent to guide us with how many cans we need to cover SSA #59 corridor and advise us where they should be placed.

Daiva motion to approve Alejandro Aguilar owner of Clowns Pancake House restaurant security camera application; Jim seconded the motion, all were in favor.

2015 Work Plan & Budget: Nick gave an overview of the 2015 budget, work plan and 2014 midyear assessment. Jose Garcia motion to approve 2015 work plan budget, and approve GSDC as sole service provider for SSA #59, and 2014 approve mid-year assessment; Cristobal second the motion, all were in favor.

Meeting Adjourn: Jose Garcia motioned to adjourn meeting; Daiva seconded the motion, all were in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, June 18, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Nick Kollias, Rob Navarro, Elizabeth Martinez, Sandra Tozser, Rita Ortiz, Julio Gomez, Alejandro Aguilar (owner Clowns Pancake house), Nathan Wilson 16th Ward Superintendent, Eddie Daniels 15th Ward Superintendent, Warren Macoy, Vilmer Alcaraz.

Absent: Cristobal Azpilcueta

Welcome and Introduction: Jose called the meeting to order at 9:06 am had round table introductions.

Discussion about garbage baskets: 16th Ward Superintendent Nathan Wilson said he was covering territory on Western Ave from 56th to 60th Street and he calculated 11 garbage baskets to be placed on the busiest areas. Mr. Wilson provided exact address locations. 15th Ward Superintendent Eddie Daniels said he covered 59th Street from Saint Louis to California; He calculated 8 garbage baskets. Jose Garcia pointed out that Kedzie Street From 59th to 57th Street needs to have some garbage baskets. Mr. Daniels said he will need to verify it can be approved. Mr. Daniels provided a map of where the 8 garbage baskets will go.

Other Business: Julio and Jim agreed Alejandro Aguilar owner of Clowns Pancake House needs to take advantage of the Façade incentive and will need to get by next meeting three estimates and show scope of work to enhance his business. Jose motion to approve Vilmer Alcaraz Façade incentive for scope of work already completed and use funds to complete the rest of the project; Jim second the motion all in favor. Jose motion to approve Sandra Tozser security camera application to have two incentives to cover her 9 unit property on 59th street; Davia second the motion all in were favor. Daiva's façade application will remain pending this year to help new first time applicants the opportunity.

Nick wanted to know if #59 Street commissioners are willing to pay \$200 for architect to come out next meeting to present what he is doing for SSA#63 Façade Guidelines; all the commissioners were in favor.

Rita and Jim expressed concern that they have not seen USG patrol officers on their bikes. Jose also expressed he has not seen them. Daiva confirms she sees them daily. Nick invited the commissioners to accompany him Friday June 20, 2014 to help place QR codes on business so that the metrics of patrol accountability can begin.

Approval of May SSA Minutes & Financials: Jose motion to approve minutes and financials; Daiva seconds the motion, all were in favor.

Meeting Adjourn: Jose Garcia motion to adjourn meeting; Daiva second the motion, all were in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, July 16, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Nick Kollias, Rob Navarro, Elizabeth Martinez, Sandra Tozser, Rita Ortiz, Cristobal Azpilcueta, Julio Gomez, Stanee Wills (GSDC intern), Rafal Kaczowski (Contractor), Alejandro Aguilar (Clown 's Restaurant), Daniel Azpilcueta, John Ginino (manager Bose Motors), Cathy Lopez, Hermillo Lopez, Luis Salgado (Englewood Truck Repair).

Welcome and Introduction: Jose call the meeting to order at 9:10 am and had round table introductions.

Other Business: Rob informed superintendent Nate recommends 24 locations to place new garbage cans that will be serviced by the City. Rob mention the can will run under \$400 per can. Jose Garcia offered a referral for Rob to see if the cans can give priced better. Daiva said she has seen the security patrol. John Ginino manager of Bose Motors request to have security camera application approved by the board. Jose Garcia motion to approve application and Jim Janas second the motion; all were in favor. Luis Salgado owner of Englewood Truck Repair request to have security camera application approved by the board, Jose Garcia motion to approve application and Jim second the motion; all were in favor. Rafal Kaczowski, Architect and Contractor, suggests to the board a vision for 59th street to adopt codes, and visual codes. Rafal recommends tackling distress properties by encouraging consistent up keep. Rafal encourages addressing distress properties with an evolutionary process preventative approach. For façade applications Rafal recommends to require concept drawings/ convey information to contractors can be sufficient to do the scope of work. Jose Garcia motion to approve SSA #59 to pay for pilot concept for Rafal to draw up drawings for façade work on Alejandro Aguilar's restaurant Clowns, Cristobal seconds the motion; all were in favor.

Minutes and Financials: Jose Garcia mentions to approve minutes and financials next meeting.

Meeting Adjourn: Jose Garcia motions to adjourn meeting; Jim seconds the motion, all were in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, August 20, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Nick Kollias, Rob Navarro, Elizabeth Martinez, Sandra Tozser, Rita Ortiz, P.O. Jose Camacho, Julio Gomez, Rafal Kaczowski (Contractor), Alejandro Aguilar (Clown 's Restaurant), Hernan Leon (Home Office Technology), Stanee Wills (GSDC Intern)

Absent: Cristobal Azpilcueta, Daniel Azpilcueta

Welcome and Introduction: 9:10 am Daiva welcomed everyone and began introductions.

Other Business: Security update from Police Officer Jose Camacho with Universal Security Group that patrols 59th SSA. Officer Camacho confirms that USG patrols have been more visible on 59th street. USG works very close with 8th District. P.O Camacho said scheduling has also been smooth. Commissioner Jose Garcia proposed that USG could present statistics of all issues on the SSA #59 beat.

Rafal Kaczowski (Contractor) updates his work with Alejandro Aguilar (Clown's Restaurant); architect drawing plans complete and in possession of Alejandro to use for façade work. Rafal recommends for SSA to stimulate interest of the people in the SSA by way of town hall meeting to introduce new guidelines.

SSA Program Updates: Rob informed commissioners the branded garbage cans of 24 will cost \$37,000 with installation. Nick responded that they will continue researching the best possible price.

Jose Garcia motions for Hernan Leon owner of Home Office Technology 2903 W 59th Street to approve security buzzer application. Jim seconds the motion: all were in favor. Daiva stepped out of the room for a motion to be made regarding her application. Jose made a motion to approve Daiva's façade application. Jim seconded the motion; all were in favor. Nick passed out sample of coupon book and asked commissioners if they wanted to participate with SSA# 3 and share the cost. Jim motions to participate in 2014 holiday coupon book. Julio seconds the motion; all were in favor.

Minutes and Financials: Jose Garcia mentions to approve minutes July 16th, June 18th, June 4th, April 2nd and March 19th of 2014. Daiva seconds motion: all were in favor. Jose made motion to approve financials for July 31st to allocate as written with any corrections. Daiva seconds the motion: all were in favor.

Meeting Adjourn: Daiva motions to adjourn meeting; Jim seconds the motion, all were in favor.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, September 17, 2014

Present: Jose Garcia, Daiva Kamberos, Jim Janas, Nick Kollias, Rob Navarro, Elizabeth Martinez, Sandra Tozser, Rita Ortiz, Julio Gomez, Keisha Albakri, Daniel Azpilcueta, Cristobal Azpilcueta, Arturo Diaz (A & S Glass).

Welcome and Introduction: 9:05 am Daiva welcomed everyone and began introductions.

SSA Program Updates: Rob has another quote for garbage cans. Four hundred eighty dollars per can multiply by 24 cans totals \$11,520 dollars compared to previous quote of \$36,000. The final quote was one hundred fifty dollars per trash can plus extra to chain the cans down multiply by 24 cans totals \$3,600. Daiva motions to approve wire trash cans if superintendent approves trash can; Jim seconds the motion. Nick mentions an idea for flower pots in the SSA #59 corridor. Purchase flower pots from Home Depot and have summer youth to maintain them.

Rob states two facades applications are pending work to be done.

Other Business: Nick introduces to the commissioners the plans and drawings for the 63rd Street Make Over completed by Cyrus Rivetna. Jose Garcia announced he has officially resigned two weeks prior as SSA #59 commissioner to explore his candidacy for 16th Ward Alderman.

Minutes and Financials: Daiva motions to approve August 20th Minutes and Financials, Julio seconds the motion; all were in favor.

Meeting Adjourn: Daiva motions to adjourn meeting; Jim seconds the motion, all were in favor.