



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes
Wednesday, January 21, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Nick Kollias, Elizabeth Martinez, J.Blue, Rob Navarro, Keisha Albaki

Absent: Daiva Kamberos

Welcome and Introductions: Jim motions to start meeting at 9:05 am then began introductions.

Program Updates: Nick gave an overview of 2014 end of year financials and 2015 financial projections.

Approval of Minutes: Jim Janas motions to approve December 2014 minutes, Julio second the motion; all were in favor. Julio Gomez motions to approve financials, Jim second the motion; all were in favor.

Other Business: Nick presented end of 2014 assessment of services. The SSA Commissioners reviewed and approved the 2014 SSA program's results.

Meeting Adjourn: Jim Jana's motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes
Wednesday, February 18, 2015

Present: Jim Janas, Rita Ortiz, Nick Kollias, Elizabeth Martinez, J.Blue (community resident), Rob Navarro, Keisha Albarki, Daiva Kamberos, Sergio Leon (property owner), P.J. Figas Jr (Mo's Auto), Jon Punds (Chicago Public Art Group), Sandra Tozser (property owner).

Absent: Julio Gomez

Welcome and Introductions: Jim motions to start meeting at 9:11am then began introductions. Guest Jon Punds from Chicago Public Art Group introduced himself. He asks the commissioners what they would want to see in the 59th Street corridor. Jon states public art is meaningful to the people who live there and engages people in transforming places with banners, play grounds, mosaics etc. Take away for the commissioners to think about; is there a problem or opportunity theme.

Approval of Minutes and financials: Jim Janas motions to approve January 2015 minutes and financials, Keisha second the motion; all were in favor.

Program Updates: Robert presents four rebate applications to commissioners.

Other Business: Security- Jim Janas motions for March and April to have security patrol every other week from two to three day patrols, Keisha seconds the motion; all were in favor.

Mo's Auto business has been approved for security rebate and Façade rebate; authorize for vendor. Board approves new process to approve all rebate applications after May 1st of every calendar year.

Meeting Adjourn: Keisha motions to adjourn the meeting.



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SSA #59 Minutes
Friday, March 20, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Daiva Kamberos , Keisha Albaki, Sandra Tozser (property owner), Xochitl Jimenez (Business owner), Nicole Mioletti (Pressure washing united), Nick Kollias, Rob Navarro

Welcome and Introductions: Daiva motions to start the meeting at 9:05 AM.

Guest Speaker: Nicole Mioletti, President of (Pressure Washer United) Nicole Explained What the nature of her company entails.

Program Updates: Nick gave an overview of 2014 end of year financials and 2015 financial projections.

Approval of Minutes: Keisha Albaki motions to approve February 2015 minutes, Jim Janas second the motion; all were in favor. Keisha Albaki motions to approve financials, Jim Janas second the motion; all were in favor.

Other Business: Nick updates everyone how to save money using the purchasing pool. An approval of awning and security were made. Chicago Collision Rebuilders, owner Xochitl applied for security and awning. Jim approved Chicago Collision Rebuilders security and awning application; Julio seconds the motion; all were in favor. Magic Glass was denied façade rebate due to lack of clear guidelines for fences.

Meeting Adjourn: Jim Jana's motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes
Thursday, April 15, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Daiva Kamberos, Sandra Tozser (property owner), J. Blue (community resident), Michael Sieczkowski (Auditor), Manoli Marnerir (Nicky's Restaurant), Nora Curry (DPD), Sergio Leon (property owner), Liz Martinez, Nick Kollias, Rob Navarro

Absent: Keisha Albaki

Welcome and Introductions: Daiva motions to start the meeting at 9:05 AM.

Guest Speaker: Auditor from Evolve Financial, Michael Sieczkowski states SSA #59 did a good job of budgeting expenses. Item line Public way Aesthetics funds moved right in line with expenditures. He recommends GSDC to have a line of credit. Nora Curry from DPD agrees to acquire a line of credit because borrowing from SSA funds is not permitted. Daiva Kamberos motion to approve 2015 Audit, Jim Janas seconds the motion; all were in favor.

Approval of Minutes and Financials: Daiva Kamberos motions to approve March minutes and financials, Jim Janas seconds the motions; all were in favor.

Program Updates: Manoli Marneris, owner of Nicky's Restaurant since 1969 request for security cameras. Jim Janas motions to approve Nicky's Restaurant security application, Julio Gomez seconds the motion; all were in favor.

Other Business: Remind the commissioners to take the ethics statement before its due May 1, 2015 and mandatory SSA Forum

Meeting Adjourn: Diva Kerberos's motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes
Wednesday, May 20, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Daiva Kamberos, Sandra Tozser (property owner), J. Blue (community resident), Sergio Leon (property owner), Liz Martinez, Nick Kollias, Rob Navarro, Demetri Alexakos, Keisha Albaki, Sandra McKinney.

Welcome and Introductions: Daiva motions to start the meeting at 9:05 AM.

Approval of Minutes and Financials: Daiva Kamberos motions to approve April minutes and Julio seconds the motion: all were in favor. Daiva motions to approve minutes pending explanation of \$2,500 variance in the security line item budget, Julio seconds the motion pending next month's meeting to clarify variance in the security line item budget; all were in favor.

Program Updates: Property owner, Sergio Leon request approval for a new fence and greenery (trees and plants) under façade application. Mr. Leon's application was put on hold till further review of his application by the City. Sandra McKinney property owner of 6017 S Francisco wanted to take advantage of security application. Mrs. McKinney did not qualify due to address not in geography corridor of SSA #59.

Meeting Adjourn: Daiva Kamberos motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes

Wednesday, June 17, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Daiva Kamberos, Sandra Tozser (property owner), J. Blue (community resident), Liz Martinez, Nick Kollias, Demetri Alexakos, Chelsea Denault (Loyola University).

Absent: Keisha Albaki

Welcome and Introductions: Daiva motions to start the meeting at 9:10 AM.

Special guest: Chelsea Danault, PhD Student from Loyola University, has worked in the past with 13th Ward Alderman Marty Quinn to explore public art at the Chrysler Village community by 64th Street. Chelsea would like to collaborate with GSDC to organize community volunteers to help with art project. Nick will follow up with Chelsea to help her find local volunteers and artists.

Approval of Minutes and Financials: Daiva Kamberos motions to approve May minutes and financials and Julio seconds the motion: all were in favor after Nick explained the typo under the security funds line item during the last SSA meeting in May. Jim Janas motions to approve May minutes and financials. Julio seconds the motion; all were in favor.

Program Updates: Jim Janas propose a painted façade enhancement as signage on a business. He proposed the site to be Keisha Albarki's business. Jim Janas motions that façade projects over \$5,000 to have at least 3 estimates. Jim proposes that if projects cost less than \$5,000 then one estimate should be enough. Daiva seconds; All were in favor.

Two applications were presented to the commissioners. 5828 S. Western Ave, EN Keys, applied for façade signage application stating that they need one more estimate in order to have three estimates total. Daiva motions to approve 5828 S Western façade application under the condition that applicant submits the third missing estimate, proof of permit, and contractor's information. Second applicant is 5923 S. Kedzie, Sam's Cleaners who wants a new awning. Jim motion to approve 5823 S Kedzie awning application, Julio seconds the motion; all were in favor.

Other Business: Nick informed the commissioners have the flexibility to approve landscape improvements under façade enhancement as long as they guarantee and promote the public benefit. It currently has no line item in the budget but they can consider a line item in 2016. Daiva motions for the SSA Board to approve 2016 work plan, 2016 Budget, 2015 midyear assessment and for GSDC to be sole service provider of SSA#59. Julio seconds the motion; all were in favor.

Meeting Adjourn: Daiva Kamberos motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes
Wednesday, July 15, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Daiva Kamberos, Sandra Tozser (property owner), J. Blue (community resident), Liz Martinez, Nick Kollias, Demetri Alexakos, Rob Navarro, Andres Salinas (local Artist), Cyrus Rivetna, Keisha Albarki.

Welcome and Introductions: Daiva motions to start the meeting at 9:10 AM.

Special guests: Local artist Andres Salina showed proposal of his work from basic to detailed murals. Jim motions to approve signage enhancement in the façade application, Julio seconds the motion all were in favor. Second guest speaker Cyrus Rivetna drafted program guidelines as recommendations that don't limit and give flexibility, more thought does not have to cost. He recommends avoiding coloring brick and using home depot materials for commercial buildings.

Approval of Minutes and Financials: Daiva Kamberos motions to approve June minutes and financials and Jim seconds the motion: all were in favor.

Program Updates: Rob states two incentive applications are missing their third estimate and could not be presented to the commissions.

Other Business: Nick informed the commissioners about Sergio Leon's request for façade application approval. SSA Commissioners evaluated Sergio Leon's proposal along with his supportive documents and decided to decline the application. The commissioners want to consider to approve in 2016. The commissioners welcome the idea landscape improvement but decided to give emphasis on a different set of priorities in 2015. Nick provided every one security report June 2015. Demetri provided information he researched about public art, sculpture made of fiberglass to be on the corridor.

Meeting Adjourn: Daiva Kamberos motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes

Wednesday, August 5, 2015

Present: Jim Janas, Rita Ortiz, Daiva Kamberos, Julio Gomez (via conference call), Sandra Tozser (property owner), Mario Herrera (property owner), Jose Vargas (property owner), Nick Kollias, Rob Navarro, Demetri Alexakos.

Absent: Keisha Albaki

Welcome and Introductions: Daiva motions to start the meeting at 9:10 am.

Program Updates: Daiva Kamberos requests for façade enhancement rebate for 2 storefronts. Jim motions to approve façade enhancement rebate, Julio seconds the motion; all were in favor. Jose Vargas requests for façade enhancement rebate and awning rebate for his building. Daiva motions to approve façade enhancement rebate and awning rebate, Jim seconds the motion; all were in favor. Mario Herrera requests for awning rebate for his building. Daiva motions to approve awning rebate, Jim seconds the motion; all were in favor. Sandra Tozser requests for façade enhancement rebate for her building. Daiva motions to approve façade enhancement rebate, Jim seconds the motion; all were in favor. The SSA Commissioners asked Nick to authorize two work orders to fix broken security cameras for Deluxe (auto repair) and Daiva Kamberos' building.

Other Business: Daiva brought to the board's attention the sewage problem along the SSA. Nick has already brought it to the city's attention and the commissioners decided to reach out to their Aldermen and to Streets and Sanitation. The SSA Commissioners asked GSDC to replace a trash can along 59th Street because it has been destroyed from a recent car accident.

Approval of the Minutes and Financials: Daiva motions to approve July minutes and financials, Jim seconds the motions; all were in favor

Meeting Adjourn: Daiva Kamberos motions to adjourn the meeting at 9:35 am.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

SSA #59 Minutes

Wednesday, October 21, 2015

Present: Jim Janas, Rita Ortiz, Daiva Kamberos, Julio Gomez , Sandra Tozser (property owner), Keisha Albarki, Nick Kollias, Rob Navarro, Demetri Alexakos, J.Blue, Rose Roldan, Avdulla Hotza, Cyrus Rivetna, Walt Babiarz, Cathy Locke, Bernurdino Martinez, Rafael Gonzalez, Yovoni Torrijos, Sgt. O'Carrole 008th District, Elizabeth

Welcome and Introductions: Daiva motions to start the meeting at 9:05 am.

Guest Speakers: 008th District Sgt. Informs SSA commissioners there will more officers out meeting business owners and getting to know the community. She mentions that Officer Barrios is the name of o the local SSA beat officer. Cyrus Rivetna, owner of Rivetna Archetects, reveals his new guideline for SSA #59 Façade Applications. Cyrus states this is the first draft.

Program Updates: Rose from property 3049 W. 59th Street, requested a new awning and security cameras. Premier Tire Shop on 5654 S. Western requested a security camera application approval. Nicky's restaurant requested an awning application approval. Kamberos Insurance requested a security buzzer application approval. Jim Janas owner of 5830 S Western property requested a security camera application approval. Mo's Auto shop on 2300 W. 59th Street requested a security camera application approval. GR Tech business requested an awning application approval. Deportes Martinez on 2751 W. 59th Street requested a security application approval. Julio motions to approve all applications for security and awnings, Rita Ortiz second the motion; all were in favor.

Other Business: Commissioners agree to participate in the SSA coupon book and Networking Event. Commissioners committed \$29,000 to go towards the coupon Book and \$3,000 towards the Networking Event. Daiva motions to approve funds to participate in the coupon book and networking event, Rita seconds the motion; all were in favor.

Approval of the Minutes and Financials: Daiva motions to approve Minutes and Financials from August 2015, Rita seconds the motions; all were in favor.

Meeting Adjourn: Daiva motions to adjourn the meeting.



GREATER SOUTHWEST
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SSA #59 Minutes

Wednesday, November 18, 2015

Present: Jim Janas, Rita Ortiz, Daiva Kamberos, Julio Gomez, Sandra Tozser (property owner), Keisha Albarki, Nick Kollias, J.Blue, Elizabeth Martinez, Mr. Javier Diaz, and Mr. Sabas, local 59th Street business owners.

Welcome and Introductions: Daiva motions to start the meeting at 9:12 am.

Approval of the Minutes and Financials: Julio Gomez motions to approve minutes and financials for October 2015, Keisha seconds the motion; all were in favor. Mr. Diaz, local business and property owner, expressed his concern that the board approved participation of 59th street businesses in the 2015 coupon book. Mr. Diaz questioned the effectiveness of these marketing vehicles stating that he gets them delivered to his business all the time.

Program Updates: Nick presented a new rebate application process for 2016 and guidelines to formalize process so the SSA can be managed better. Daiva wants the process to reflect extensions in case business and property owners have not completed their improvement projects. Nick recommends extension up to 90 days. Keisha motions to approve new SSA 59 application process to open cycle January- February-March to accept applications; give 90 days to do the work; process opens up again in June. Rita seconds the motion; all were in favor.

Meeting Adjourn: Rita motions to adjourn the meeting; all were in favor.



GREATER SOUTHWEST
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SSA #59 Minutes

Wednesday, December 15, 2015

Present: Jim Janas, Rita Ortiz, Julio Gomez, Sandra Tozser (property owner), Nick Kollias, Mr. Javier Diaz, and Mr. Sabas, local 59th Street business owners, Cathy (business owner Premier Tire).

Absent: Keisha Albarki, Daiva Kamberos

Welcome and Introductions:

Approval of the Minutes and Financials: Julio Gomez motions to approve November minutes and financials; Jim Janas seconds the motion; all were in favor.

Program Updates: Nick presented the coupon booklet. Jim Janas recommends starting at the beginning of September. Nick also gave an overview of the new rebate guidelines

Meeting Adjourned