



Special Service Area #32 | Community Meeting #1 | Date: May 30th, 2024 | Time: 1 – 2:30pm

Location: Zoom ID: 832 1394 1981 | Passcode: 828259 | Call In: (312)626-6799

Attendees:

Advisory Committee

- Francine Dillard, Dillard Consulting, *GAGDC Board*
- Maysoon Fakhoury, *ADA Liquors*
- Cynthia Love, *Block by Block*
- Yolanda Manuel, *Sneed Hardware*
- Jennifer Adkins, *Interim Executive Director*
- Ed Garcia, *CBA*
- Charles Edwards, *CBA*
- Cliff Borner, *Field Supervisor*
- Gloria Jenkins, *CBA*
- Beverly N., *CBA*

Attendees

- Dameiko Blackman
- Kenny Doss
- Linda Johnson
- Chander Kanagaraju
- Coretta J. Pruitt

City of Chicago

- Mark Roschen, *Assistant Commissioner*

Teska Associates, Inc.

- Natalie Crown, *Intern*
- Scott Goldstein, *President*
- Benito Garcia, *Associate*

Chatham Business Association

- Melinda Kelly, *President*
-

Meeting Summary:

The first Community Meeting for Special Service Area (SSA) #32 Auburn Gresham took place virtually by Zoom on Thursday, May 30th, 2024, to provide information on what an SSA is and the process for renewing the SSA. The meeting was an opportunity for property and business owners to learn more about how an SSA can offer services to help retail businesses, how it can improve the quality of the corridor, and to provide information on the costs to implement the program.

Chatham Business Association (CBA) would be the service provider for the SSA. Their community presence and partnerships created over the years have focused on the growth and development of small businesses. Melinda Kelly, *CBA*, explained how an SSA will strengthen their mission to “bring more foot traffic to the corridor.” She encouraged meeting participants to ask questions, contact CBA to know more, and spread awareness of the second community meeting regarding the SSA renewal on June 6th at Sion Temple Church of God, 1754 W. 79th Street.



Scott Goldstein, *Teska Associates, Inc.*, reviewed what an SSA is and how it works in the community. An SSA is “a designated area where property owners decide to provide additional services to benefit residents, merchants, and visitors funded by a dedicated property tax. Funds are then directed into the SSA to be spent based on local needs.”

Business and property owners would determine what service types should be prioritized. The funds generated from a SSA property tax would go into the district to make community improvements. Businesses and residents along 79th Street would benefit from this investment. The SSA #32 boundary includes 79th Street, generally between Lafayette and Damen Avenue, which would be extended from the former western boundary at Ashland Avenue.

Mark Roschen, *City of Chicago Department of Planning and Development*, provided more details about how the SSA establishment process works and listed key milestones. The SSA is a locally initiated, dedicated property tax which raises funds to provide public services that go above and beyond what the city can offer to any one place. As a grassroots initiative, the purpose is to create welcoming unique spaces to invite residents and visitors to patronize businesses. With several categories such as customer attraction, public way aesthetics, and economic business development, an SSA is flexible to help fund a variety of initiatives such neighborhood strategic plans and reallocate funds to help businesses during unprecedented events such as the COVID-19 pandemic.

SSA #32 would be operational for 15 years, which is eligible to be renewed for as long as the community needs it. Two community meetings are required, with this meeting being the first. The second community meeting will be on June 6th. Both meetings cover the same information. For an SSA to move forward, 20% of grassroots support is needed from taxpayers within the SSA district. Signatures representing 10% of properties (PINs) are due on June 14th and the remaining balance on August 1st. A public hearing will take place in the Fall of 2024. The City’s role in the SSA process is to ensure funds are being managed responsibly and follow program guidelines.

Scott went over different service categories. Customer Attraction services are more visual based, which can include street banners, planters, and decorative features for the corridor or seasonal events. Public Way Aesthetics are physical oriented improvements, such as building façade improvements, sidewalk + street maintenance, and commissioning art murals. Sustainability and Public Space enables bike rack installation and landscaping maintenance. Economic and Business Development is about facilitating networking and other professional events. Public Health and Safety helps with graffiti removal and safety programs. The key message in reviewing these categories and services is that the money stays here, in the SSA district.



How much would this cost taxpayers within SSA #32? The **annual rate** sets the tax levy for each year. The **maximum rate** sets the tax cap for the next ten years. At the previous Advisory Committee meetings, members agreed to lower the maximum rate from 2% to 1.75%, which would be the rate that the SSA could not exceed in any given year. The Advisory Committee also set an annual rate of 1.75% for the first year in 2025. An annual rate of 1.75% would generate a budget of \$387,000. The goal is for the SSA to be affordable and provide needed services. Everyone contributes equally and everyone benefits from this communal fund.

To review the full presentation and other information, please visit ssa32works.org.

Actions:

The Needs Assessment Survey is one way to identify what type of services should be prioritized for 79th Street. Meeting participants were encouraged to take the survey which helps with feedback.

Scan the QR code to be directed to the survey.

Scott reminded everyone of the next steps as well as project milestones which are:



- Community Meeting #2
Date: June 6th | Time: 10 – 11:30am
Location: Sion Temple Church of God, 1754 W. 79th Street, Chicago
- June 14th Deadline | SSA Package Submittal and 10% of Signature Support
- August 1st Deadline | Remaining 10% Signature Support Deadline

Melinda also offered CBA's contact information for anyone interested seeking their services or have questions.

- Chatham Business Association Contact information:
773-994-5006
www.cbaworks.org
www.ssa32works.org

The meeting was open for Q & A, however no one had questions. The meeting was then concluded.