



Downtown Hyde Park SSA #61

Community Meeting #1

Tuesday | May 9th, 2023 | Zoom Tele-Conference

Meeting ID: 893 9940 6083 | Passcode: 636231 | Call-In Phone Number: (312) 626-6799

Attendees:

Advisory Committee

Peter Cassel

Joyce Feuer

Greg Guttman

Angelica Marks

Michael McGarry

James Nurss

Jourdan Sorrell

Raymonde Vance

SECC

Diane Burnham

Danita Childers

Liz Gardner

JoAnn Newsome

Roderick "Rod" Sawyer

James Poueymirou

City of Chicago

Mark Roschen

Teska Associates

Scott Goldstein

Benito Garcia

Others

Akeya Channell, 002nd District CAPS

Jane Moy, Community member & property owner

Zoe Pharo, Hyde Park Herald

Van Bistrow, Nicholas Park Advisory Council



1. Welcoming & Introductions

Mike McGarry, Chair of the Advisory Committee, started the meeting by introducing himself, Teska, and Rod from SECC. He highlighted that SSA #61 Downtown Hyde Park has done a good job serving the businesses and that they rely on the services provided. Mike is advocating for renewing the SSA to continue improving the district and without them, downtown Hyde Park would endure difficulties.

2. SSA Introduction, City of Chicago

Mark Roschen, City of Chicago, was introduced and began with an introduction of what is an SSA is, establishment process, the role of the advisory committee, the renewal timeline and how SSA funds are collected and distributed. and clarified information. Some of the highlights include:

- SSA can last up to 10yrs and can be extended up to 15yrs when reconstituting
- Total 2023 budgets for all SSAs in Chicago = \$33.9 million
- Examples of funding for services, public art, special events, and public right of way maintenance; most popular provided services include landscaping and special events
- SSA can be flexible in terms of how they spend their funds and adjusts to the needs of the community
- Two largest categories of all 57 SSAs are public way aesthetics and customer attraction, followed by public health and safety, and then personnel
- Duties of the SSA Commission includes tasks such as recommending tax rate, services, budget, and service provider yearly, monitors SSA expense reports, and reviews & approves SSA meeting agenda/minutes
- Duties of the Service Provider Staff includes tasks such as manage SSA activities, guides vendor selection for services, and prepares regular reports to DPD and the Commission
- There are two city ordinances: establishment ordinance and annual levy ordinance
 - Establishment Ordinance – must be renewed every 10-15yrs, defines SSA boundaries, sets tax rate cap, sets expiration date, defines number of commissioners, terms, qualifications, appointment process, and powers
 - Annual Levy Ordinance – must be approved every year, sets annual levy and tax rate for upcoming year, establishes budget for upcoming year, and designates a service provider to handle day-to-day SSA tasks (a service provider agreement)
- Two community meetings required, with 20% signature support of the SSA



Mark concluded his presentation and Mike introduced Scott to proceed with an presentation overview of the project.

3. SSA #61 Renewal, Teska Associates

Scott Goldstein reviewed the services already provided by SSA #61, such as special events, beautification efforts, and maintenance of public spaces. He emphasized that funds collected from taxpayers in the SSA are spent within the SSA boundaries. Several key strengths of Downtown Hyde Park were acknowledged which include:

- Spring cleaning and garbage remediation is a plus
- The farmer's market is successful
- Flower planting adds nice aesthetics and beautification projects have heighten the area
- Marketing and branding have been fruitful and reaches a wider audience
- Diverse businesses in the corridor have created a sense of place
- 53rd St TIF has acted as catalyst to improve some areas
- Large crowds have patronized local festivals, which have outgrown 53rd St
- A lively district exists with a variety of activities and options for people to enjoy

Scott then reviewed the project timeline, noting that signature support is taking place now to reach the 10% threshold by June 9th along with other documentation. One more community meeting will take place, May 16th, followed by the remaining 10% signature support in August. The Public Hearing and adoption will take place in the Fall. Scott then encouraged attendees to take survey to identify the service priorities needed in the SSA. The survey can be accessed by using the link below.

- <https://teska.survey.fm/ssa-61-needs-assessment-survey>

4. Highlights & Review

Rod Sawyer provided additional information on how SSAs vary from TIF districts. He presented slides showing the progression of Downtown Hyde Park. Special events such as 4th on 53rd parade and festivals have been very popular.

Mike emphasized that services would be missed without a stable funding source and opened the meeting to any questions.



5. Questions & Commentary

Jane Moy

- When SSA was proposed 10yrs, ago, past aldermen stated there would be shared TIF funding, however TIF funds never made it to the SSA. Status?
 - TIF funds come when mayor and council come together to identify if there is a surplus
 - TIF surplus declarations allow funds to be distributed back to SSAs along with all other taxing districts

Zoe Pharo

- How will the boundaries of the new SSA be different from the old boundaries?
 - Properties east of the viaduct, north of the 53rd St did not require the same level services and instead more focus will be directed on 55th St.
- Who is/are the service provider(s)?
 - SECC is the service provider, with Rod being the SSA Program Manager
- How much funding was received last year and what is anticipated for this year? If approved, will the new SSA last 15 years?
 - Prior year ~\$273,000 and this year ~\$260,000 (estimates)

6. Next Steps

Mike reiterated another community meeting next week, May 16th @ 5:30pm, will take place in person at Nichols Park Fieldhouse at 1355 E 53rd St. No more questions were received and the meeting came to an end.