

KEDZIE INDUSTRIAL TRACT SSA #7

MEETING OF SSA COMMISSION

Tuesday February 26, 2008

11:00 am.

Recycling Services

3301 W. 47th Place

Chicago, IL 60632

MINUTES

Present: SSA Commissioners Mary Bochenek, Ted Geinosky, David O'Keefe KTIA
Executive Director Leslie Jacobs.

Others Present: Gina Caruso and Annie Coakley from the City Department of Planning,
Martin Sandoval of Javin, Inc.

Absent: SSA Commissioner Dennis Masarik

I. Call to order by Acting Chair, Mary Bochenek, at 11:10 a.m.

II. Introduction of New Commissioners:

David O'Keefe introduced himself saying that he has been working with Rokaitis Industries since childhood – John Rokaitis is his grandfather -- and he is now Vice President.

Leslie Jacobs introduced Dennis Masarik in his absence, explaining that Dennis is taking the place of Les Kocour, who has retired. Dennis is an attorney, heads up Kocour Company and served as Vice-President of the Kedzie Tract Industrial Association up until this past year.

III. Selection of SSA Commission Chair for 2008

Mary Bochenek moved to elect Ted Geinoksy to serve as SSA Chair for 2008 since he has the most experience in leading meetings. David O'Keefe seconded the motion and it was approved unanimously.

IV. Approval of Minutes from October 2, 2007

Leslie Jacobs read through the minutes, bringing everyone up-to-date. *The minutes of October 2, 2007, were unanimously approved.*

V. Financial Report

Leslie Jacobs explained that 2007 ended with approximately \$1800 in checking and \$145,000 in a CD account. These monies have been rolled over to 2008 and represent our entire revenue for 2008. No monies are

being drawn down from our City account (which contains almost \$200,000) or from business taxes.

Written financial reports ending February 12, 2008, were presented, showing how the money has been spent since the year began.

VI. Discussion of 2009 Budget, Work Plan and Service Provider

Leslie Jacobs said that last year the Commission, and now the KTIA Board, has been talking about its future. Because she is a generalist and does not have substantive knowledge on industrial development, Leslie believes that the Kedzie Tract would be better served at this point in its history by a service provider that specializes in development.

Leslie has been meeting with the Greater Southwest Development Corporation to see if GSDC would have an interest in managing SSA #7 in the future. GSDC is a particularly good fit because it serves Chicago's southwest side and offers a wide range of services targeted to industry.

The KTIA Board met last week with representatives from GSDC -- Lenora Dailey, Deputy Director of Industrial and Commercial Services and two of her co-workers -- to explore this possibility. Lenora explained that the City funds her agency under the Local Industrial Retention Initiative (LIRI) to provide a wide range of services, however, the Back of the Yards Neighborhood Council (BYNC) also receives LIRI funds for this purpose, and the Kedzie Tract is in BYNC's district.

According to Lenora, the problem is that GSDC, without more LIRI funds, cannot hire the additional person it would need to manage SSA #7. BYNC, on the other hand, should be providing Kedzie Tract with these services since it is receiving funds for this purpose.

In its defense, Lenora explained that BYNC covers a wide geographic area and only has one person assigned to do this work (Sean O'Farrell), so it is understandable that he cannot provide the level of service that GSDC is able to do with three staff and a smaller service area. For this reason, Lenora offered to put Kedzie Tract businesses on its mailing list so they can take advantage of GSDC workshops and trainings, and she also offered to give Kedzie Tract businesses individual assistance without financial compensation.

The KTIA Board recommends that to move this issue forward, it is necessary for the KTIA Board and SSA #7 Commission to meet with both BYNC and GSDC together. Gina Caruso said that she would like to be involved in this meeting and that Jim Huran, who is our LIRI person at the Department of Planning, should also be invited.

Leslie agreed to arrange this meeting. Because the preliminary 2009 SSA budget is due April 1st, this meeting be held in March so decisions can be made about the 2009 service provider and what services will be funded by the SSA vs. LIRI.

Ted Geinosky asked Leslie to prepare two alternate draft budgets to be reviewed at this meeting.

VII. Old Business

Mary Bochenek asked Leslie Jacobs if anyone has applied for the Graffiti funds. Leslie said that only one person has, Ed of Englander, who intends to install security lights on the ally-side of his building along the strip mall.

Leslie said she and Ted Geinosky, Chair of the KTIA Board, are going to hold a meeting with the businesses along the Orange Line to see if they can develop a joint proposal – such as landscaping – to cut down on the high incidence of graffiti on their buildings.

VIII. New Business: None

The meeting was adjourned at 12:30 p.m.