

**KEDZIE INDUSTRIAL TRACT SSA #7  
MEETING OF SSA COMMISSION**

Tuesday, October 20, 2009, 11:00 am.  
Recycling Services  
3301 W. 47<sup>th</sup> Place, Chicago, IL 60632

**MINUTES**

Present: SSA Commissioners Mary Bochenek (Chair), Ted Geinosky, Dennis Masarik, David O'Keefe, Mark Villegas. BYNC Finance Director Ed Garcia. SSA #7 Program Manager Leslie Jacobs. James Vandenberg, UHaul.

- I. **Call to Order:** Meeting was called to order at 11:00 am by SSA Commission Chair, Mary Bochenek.
- II. **Approval of minutes from June 23, 2009:** Minutes of June 23, 2009, were approved unanimously.
- III. **Financial Report:**

Leslie Jacobs provided an update on the status of Fund 145 – those Kedzie Tract monies being held by the City. Approximately \$40,000 will be needed, in addition to the 145 Funds, for the 2011 budget. Therefore, taxes will need to be collected in 2010. Ed Garcia and Leslie Jacobs will contact the City to figure out the logistics of this.

Leslie Jacobs presented a Profit / Loss spread sheet showing revenues and expenditures by budget category through October 1, 2009. Comparing approved 2009 budget amounts with projected year-end expenditures, most items are on target, with two exceptions. Final snow removal expenses cannot be predicted in advance. Security costs will exceed budgeted amounts because holiday payments (at time and a half) were not considered for the Christmas and New Year holidays that fall on weekends this year.

About \$480 will be available to transfer from the Advertising and Promotion category to Snow Removal, if necessary. Leslie Jacobs will talk with Emerald Security about ways to cut back in security costs so we do not exceed budget.

- IV. **Selection of Commission Chair for 2010:**

Ted Geinosky and Mary Bochenek, whose terms are expiring at the end of 2009, agreed to serve another term. In addition, Mary Bochenek was chosen to be SSA Commission Chair again in 2010 by unanimous vote.

V. **Annual Meeting Arrangements:**

The Annual Meeting / Holiday Party is scheduled for Tuesday, November 24<sup>th</sup> from 3:00 – 5:00 pm. F&F Foods will be asked if its space can be used again this year. If not, Mary Bochenek offered space at Recycling Services.

Leslie Jacobs suggested that fewer speakers be scheduled this year in order to allow more time for socializing. It was suggested that SomerCor be invited to speak about how to obtain SBIF money to improve properties. Leslie will find out if there is enough money in the TIF pool to be used for SBIF projects. If so, SomerCor will be invited. If not, a different activity will be planned.

VI. **Old Business:**

Ted Geinosky stated that the sewers in Kedzie Tract still have not been fixed, even though he has reported the problem to 311 on numerous occasions. David O'Keefe says the sewer in front of his company also has serious problems.

Leslie Jacobs said she contacted John Rago, the Ward Superintendent, about these sewers, and took him around the Tract so he could see the problems himself. Ed Garcia said that he would talk to Craig Chico about contacting the Alderman.

VII. **New Business:**

James Vandenberg explained how difficult it is for UHaul customers to access their storage units when the gates at St Louis and at Christiana are closed on Saturdays and Sundays, their busiest days. After much discussion, it was decided that a one month trial will be implemented. The Christiana gate will be opened on Saturdays from 7 am to 7 pm and on Sundays from 9 am to 5 pm. The results of this trial will be discussed at the annual meeting in November, at which time a decision will be made whether to make this change permanent.

Leslie Jacobs will notify the Kedzie Tract businesses of this change, as well as the security company, which will be responsible for the opening and closing of the gate.

VIII. **Adjournment:** The meeting was adjourned at 11:50 am.