



**MINUTES**  
**SSA #18 COMMISSION**  
December 7, 2016  
*Nookies Tree, 3334 N. Halsted Street, Chicago, Illinois*

**1. Call to Order & Roll Call**

Chairman Jim Ludwig called the meeting to order at 10:10 a.m.

The following Commissioners were in attendance: Jim Ludwig, Nickolas Cocalis, Dave Gassman, Tim Klump, Cindy Rudman, Randy Shingledecker and Nichol Vargas.

Also in attendance were Kimberly Bares and Jeremy Barndt from Place Consulting and from the Northalsted Business Alliance Board President Ramesh Ariyanayakam, Executive Director Chad Honeycutt and Director of Operations Eric Santiago.

Public Attendance: Mike Raffety

**2. Economic Impact Study**

Kimberly and Jeremy from Place Consulting present their finding from their research over the past year entitled "Northalsted Business District Analysis." This report compared first floor uses within the Northalsted area to two comparative Chicago neighborhoods which were Andersonville and Wicker Park/Bucktown. Compared to these districts Northalsted has a low vacancy rate which is 7%. The report examines the comparative rates of business uses.

They discuss the current condition of the Northalsted website and how it used to market the neighborhood. They suggest adding real estate data to the website to allow those looking to invest in the neighborhood more information.

**3. Approval of Minutes**

Minutes from the October 7<sup>th</sup> meeting were distributed and reviewed.

**MOVED by Tim Klump**

**And SECONDED by Randy Shingledecker**

to approve the minutes as sent in advance of the meeting.

**MOTION CARRIED.**

**4. NBA Updates**

Ramesh discusses the recent staffing changes and states that the Northalsted Board is developing a new 2017 strategic plan. Ramesh states that he hopes for increased communication between the board and the commission moving forward.

**5. Program Management**

Chad and Eric discuss issues over the past year with our landscaping contractor and advise using a new firm in 2017 to complete our landscaping needs.

Motion made to end current landscaping contract at the end of 2016 and enter into a new one year agreement with a new company for 2017.

**MOVED by Nickolas Cocalis**

**And SECONDED by Tim Klump**

**MOTION CARRIED.**

**6. Financial Report**

Staff is preparing end of year SSA budget and expects that funding will be shifted between categories in order to more accurately reflect our current spending. 2016 financials will be ready for review at our next meeting.

**7. 2017 Schedule**

SSA Commission Meeting dates are distributed. All meetings will be at 10am at Nookies Tree. 2017 meeting dates are:

February 8

April 12

July 12

September 13

December 6

**8. Public Comment**

Chairman Ludwig invited public comments.

No public comments.

**9. Adjournment**

There being no further business,

**It was MOVED by Nickolas Cocalis  
and SECONDED by Commissioner Tim Klump  
to adjourn the meeting at 11:39 a.m.  
MOTION CARRIED.**