

**Lakeview East  
Special Service Area #8  
Meeting Minutes (Zoom Meeting)  
February 27, 2023**



**ATTENDANCE:**

**Zoom** - Gerry Lichterman, Paul Loaiza, Bill Shepard, Jake Elkins-Ryan, Sam Giarratano, and Bob Smith

**Excused:** Kelly Konstas, Tony Klok and Diane Tanios

**Staff:** Maureen Martino and Nata Wier

**CALL TO ORDER:** Geraldine Lichterman called the meeting to order at 4:05 pm.

**AGENDA APPROVAL:** A motion was made to approve the meeting agenda by William Shepard, seconded by Sam Giarratano and unanimously approved.

**MINUTES APPROVAL:** A motion was made to approve the meeting minutes by William Shepard and seconded by Sam Giarratano and unanimously approved.

**TREASURER'S REPORT:** Maureen Martino presented the Treasurer's report and noted that the tax payments for 2022 have been coming in late. A discussion ensued regarding late collections and negative accounting. Maureen explained the tax appeals and non-payments from previous tax collections were noted by negative accounting from previous tax years. Maureen mentioned there were pay increases in hourly rates from maintenance crew and increase in security hours. We are still within budget. Motion was made to approve the treasurer's report by William Shepard and seconded by Sam Giarratano and unanimously approved.

Maureen Martino presented the 2023 budget and a motion was made to approve the 2023 budget as stated, by Jake Elkins-Ryan and was seconded by William Shepard and unanimously approved. Maureen noted she will be watching 2.0 Security and maintenance closely for 2023.

**SOLE SERVICE PROVIDER UPDATES:**

Maureen Martino presented the 2022 Q4 work plan and a motion was made to approve the Q4 work plan by William Shepard and seconded by Paul Loaiza and unanimously approved.

**CONTRACTS:** Maureen Martino presented various contracts; A motion to retain Almanza and Coombes, LLC Certified Public Accountants (Joy Coombes), in the amount of \$5,500 for the year-end 2022 audit, a second was made by William Shepard and seconded by Paul Loaiza was unanimously approved.

The security contract in the amount of \$83,065, was presented and a motion to retain Protea Security was made by William Shepard and seconded by Paul Loaiza and unanimously approved. Gerry Lichterman questioned if the budgeted amount is enough due to the current crime climate and if we can increase it at a later date. Maureen stated that we can use other underused line items to move to 5.0 security if needed in the future. Sam Giarratano discussed the budgeting in seasonal times and location of crimes.

2023 SSA#8  
Commissioners

Interim Chair  
Geraldine Lichterman  
Vice-Chairman

Robert Smith  
Treasurer

Paul Loaiza  
Secretary

Sam Giarratano

Tony Klok

Jake Elkins-Ryan

Diane Tanios

William Shepard  
Byline Bank

Kelly Konstas  
Platinum Cleaners

STAFF  
Maureen Martino  
Executive Director

Nata Wier  
Associate Director

Mary Nedbalski  
Marketing and  
Membership Director

Advisors

Tom Tunney  
4<sup>th</sup> Ward Alderman

James Cappleman  
46<sup>th</sup> Ward Alderman

LakeView East Chamber of  
Commerce is an Illinois  
501(c)6  
not-for-profit Corporation  
and is the Sole Service  
Provider for  
Special Service Area #8.

The contract for Patch Landscaping was presented and a motion to approve landscaping in the amount of \$65,838 was made by William Shepard and seconded by Jake Elkins-Ryan was unanimously approved.

**MAINTENANCE:** Maureen Martino presented the maintenance report and noted that the crew has been doing daily maintenance of the routes. Snow removal has been completed as needed and it has been very minimal this year. All of the snow removal equipment is maintained and in working order. The crew has been removing graffiti on the routes and contacting the city to remove any graffiti that they cannot remove on private property. Spring uniforms, (shirts and hats) are being ordered by the maintenance manager.

**COMMISSIONER APPLICATIONS:** Ethics requirements were noted for new commissioner applications. Kelly Konstas (Platinum Cleaners) will need to be completed by the deadline. Maureen stated if anyone received notice from the City of Chicago to complete the Ethics Statement, please follow up.

**PRESSURE WASHING:** The new estimate for Pressure Washing Systems is \$29,440.00 (this is \$2,440 over the line item in 2.0). We will watch the 2.0 category and if we need to reallocate from other line items we will do so later in the year. A motion to retain Pressure Washing Systems was made by Jake Elkins-Ryan with a second by William Shepard and approved unanimously.

**PATCH LANDSCAPING:** The contract from Patch Landscaping was presented for \$65,838 which is within the budget. A motion to retain Patch Landscaping for 2022 was made by William Shepard with a second by Jake Elkins Ryan and approved unanimously.

**FACADE REBATES:** A façade application was discussed for (3) store fronts located at 3333-3343 Broadway, renderings were submitted and discussed eligible for 6K per storefront. A discussion ensued in regard to having more time and more information for the approval. A motion was made to table the vote until more information is presented to the Commission by William Shepard with a second by Jake Elkins Ryan and approved unanimously.

**MARKETING AND PROMOTIONS:** Maureen stated an Entertainment Guide is in the works for Spring publication. Dine outs were discussed and we are planning on once a month in 2023. 2022 events were discussed to include Oktoberfest with Mt. Carmel, Shoppers Extravaganza, Giver's Gift and Tree Lighting.

**DEVELOPMENT PROJECTS:** A vacancy listing was updated and distributed, and we are working on a website called "Lease in Lakeview" to include all of the area vacancies. A list of new businesses to the area and closures was discussed.

A motion to adjourn was made by William Shepard and second by Jake Elkins Ryan. Motion passed unanimously.