

**THE CWE BUSINESS  
COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF THE COMMISSION  
FEBRUARY 21, 2023**

The February meeting of the CWE Business Community Improvement District was called to order at 10:00 A.M. The meeting was held via Zoom.

**PRESENT:** Kyle Bozoian, Jim Dwyer, Ken Fowler, Debra Hunter and Paul Filla, Kate Maher, Executive Director

**ABSENT:** Trip Straub

**MINUTES**

Jim Dwyer called for a motion to approve the January 17, 2023, meeting minutes. Paul Filla moved. Kyle Bozoian seconded. Paul noted his opinion that investing in Treasury Bills may not be the best option, with concerns about government, but he understood the Board made the decision at the previous meeting. Minutes approved.

**FINANCIAL REVIEW & ADMINISTRATIVE ITEMS**

**Review of January 2023 Financials**

Kate Maher presented the January 2022 financials, stating that \$144K was collected in sales and use tax in January. She noted that nearly half of the revenue came from the back collection in taxes from the AC Hotel, but added that the remaining amount was in line with monthly budget projections. Kate added that, overall, the budget was tracking well to meet or beat the total projection for the year. She added that most of the expense line items were on track for the year, with the exception of the staffing allocation being low due to the fact that the marketing position had been open for so long, which would be offset by an increase in the PR consultant line item. The landscape expense would be high due to increased plant costs and the addition of the living wall on York Ave.

**Marketing and Communications Specialist**

Kate stated that she was in the process of interviewing candidates for the Marketing and Communications Specialist position, explaining that she had posted it as both a full-time and part-time position in an effort to get better candidates, and that she had received more interest in the full-time position. She stated that she hoped to have a final candidate by the end of the week and would like to make an offer very soon, noting that it would most likely be a full-time position going forward.

**PUBLIC REALM**

**400 N. Euclid Project Update**

Kate stated that the electrical engineer was wrapping up details for the bid package and that it should be ready to go out by the end of the week. She noted that the City has finished their review, and that an additional manhole would be required, but other than that there were no issues. Kate noted that she is concerned that it was going to be challenging to get bids in due to the relatively small scope of the project and backlog of work many contractors are already experiencing.

### **McPherson Street Updates**

Kate explained that she was working to move the McPherson Street updates forward, including new planters, removal of the cobblestones, and realigning of the planters. She noted that she had a bid for the new planters at the corner and was coordinating the layout with John Hoal.

### **Tree Canopy Study**

Kate provided an update noting that the Alderman could not fund the trees as we had hoped, unless they were funded through Forestry, meaning the CID would take on more of the cost of the tree project, which was discussed and approved as part of Phase 1 of the project. She noted, however, that Forestry would remove the trees and grind the stumps which would save a significant amount in the budget.

### **Brake Landscaping Summer Annuals**

Kate presented the proposal for the summer annuals, noting that the cost of plant materials and labor cost continue to increase, and that the total for summer annuals with labor was \$24,252. She noted that this was part of our planting plan in the annual budget but, as stated earlier, the total landscape expense would be over budget for the year. Kyle Bozoian moved to approve the contract. Ken Fowler seconded. Contract approved.

## **MARKETING, COMMUNICATIONS AND EVENTS**

Kate reviewed the list of upcoming events:

- 314 Day – March 14th
- Spring/Tulip Stroll – April 8<sup>th</sup>
- Rose Day – May 6th
- Saturday Socials / Meet in the Street
- Cocktail Party - June 10<sup>th</sup>

## **SAFETY & SECURITY**

### **Ambassador Program**

Kate presented the idea of staffing Safety Ambassadors in the CID area in addition to the secondary police patrols funded by the CID. She explained that there has been an increase in the secondary shifts being covered and noted that she had been working closely with TCF and NSI staff to improve coverage, but explained that there is a need for additional presence in the CID area. She explained that the Safety Ambassadors would serve as an additional set of eyes on the street, provide a comforting presence for visitors and be able to assist businesses with issues and work closely with the police and outreach on quality of life issues impacting the CID.

She added that the Ambassadors cost ½ the amount as secondary and could be positioned in designated areas in the CID. She proposed that the CID fund 3 Ambassadors, Friday – Sunday, 48 hours a week for a cost of \$1,980 weekly on a trial basis. The board voted in favor of moving forward with the program and would like it implemented as soon as possible.

Kyle added that MAC was going to deploy their first security robot in March in their Chicago properties which would cost \$6 – 8 per hour and that he would share the information on that.

### **Safety Glass Program**

Kate explained that she had researched additional companies that could assist the CID businesses with safety film application and recommended that we consider using a local company whose pricing was slightly less than the company suggested by the NSI. Kate reminded the board that they had originally discussed funding \$1,000 per business to assist with the funding for the safety film. She stated that she

expected some businesses to consider funding the safety film, but that it would still be a significant cost to many, and she did not expect a lot of them to do it. She noted that the SCID and the Grove were funding \$3,000 per business. Paul asked what the potential cost to the CID could be. The Board suggested reaching out to the businesses to determine who is interested and determine what the potential cost of the program would be. Kate confirmed that she would contact the businesses to determine a potential cost and then follow up with the board with a recommendation.

## **OTHER BUSINESS**

Paul Filla provided updates from the Chase, noting that the Preston is re-opening March 1<sup>st</sup>, work continues on repairs at the parking garage, and that he would be meeting with Mark Brennan to discuss the possibility of working with the Chase to lease their vacant commercial spaces.

Kate advised that Twisted Ranch has received their occupancy permit but that they were waiting on their liquor permits, and noted she was contacting property owners for updates on other projects that are in process. She stated that restoration of the corner building at McPherson and Euclid is moving ahead, but that Rothschild was still working to finish construction documents and obtain approvals. Kyle noted that MAC is working with the Chess Club on renovations, but that approvals were needed from the lender and that it was moving slowly. Kate shared that a lot of concern had been expressed by residents and others about the slow progress at both corners.

## **ADJOURNMENT**

The meeting was adjourned at 10:51 a.m.

Respectfully submitted,

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JAMES DWYER, SECRETARY