

GREEKTOWN SSA#16
OCTOBER 22, 2020 VIRTUAL MEETING MINUTES - Final

Commissioners Virtually Attending

Frank J. Caputo, (FC)
Eve Moran, (EM)
Nicholas Kriarakis, (NK)
Anastasia Makridakis, (AM)
Alex Theoharis, (AT)
Mark Washor, (MW)

Commissioners Absent

Tom Paspalas
Lorraine Rieff Liakouras

Others Virtually Attending

Rod Burch, (RB), Exec. Director WCA
Dean T. Maragos, (DTM), Advisor
Tia Angelos, (TA)
Sara Barnes, (SB)
Michael Mander, (MM)
Perry Mander, (PM)
Nick Mander, (NM)
Ed Ferel, (EF)
Brendan Shiller, (BS)
Carmen Rossi, (CR)

I. Call to Order, Roll Call – The meeting was called to order at 2:10 p.m. A quorum was present.

II. Community Participation – There was no participation by the community.

III. Review and Vote on Approval of September 24, 2020 Meeting Minutes – There was a motion by AT, seconded by FC, to accept the September 24, 2020 meeting minutes as written with an amendment to include the word “Virtually” in attendance list headings. The motion passed unanimously.

IV. New Business

- A. Cannabis Dispensary Presentation** – Sara Barnes (SB) the attorney for the cannabis dispensary company the Herbal Care Center made her presentation to the Board. SB stated that under the zoning rules her client can have a second dispensary for recreational cannabis use. Also present from the Herbal Care Center were owners Michael Mander (MM), Perry Mander and Nick Mander, their security expert Ed Ferel, Brendan Shiller (social equity supervisor), and Carmen Rossi (community outreach) . MM said he will stand on the July 2020 presentation and the Ogden & Western store that they own has been operating for 4 years. The floor plan for that store and the new store should be presented. SB said she will answer any questions regarding current or future operations and would appreciate community feedback. EM asked if the Greektown location was a medical or recreational use facility. SB stated it was only recreational use. SB will help EM to get the July 2020 transcript. EM stated the patrons who testified on medical use at the July 2020 hearing were irrelevant for this matter because this is not a medical facility.

FC asked if the consultants reviewed other locations for this dispensary other than the Greektown location and why did SB choose 222 S. Halsted. If so, FC wants a report on the findings. SB stated there are no other locations allowed in this district due to zoning restrictions and only this location was pursued. FC wants a report from SB on other locations and once we get this report FC will hold an SSA meeting.

EM stated that Greektown was under peril of losing its cultural identity and that Greektown is not a business district but is a cultural district. EM stated that on page 15 under "Customer Service Presentation" in the second bullet point it states there were no walk-ins however, EM then stated currently on their website that they are allowed walk-ins. MM stated with social distancing and table ready reservations there is no concern regarding legal social distancing and people can walk in without breaking the law.

EM says she would like to revise page 15 to state that walk-ins are allowed. SB said the SSA will be kept apprised of the walk-in status. SB also stated that walk-ins are only allowed by social distancing laws. RB asked what the ZBA requirements are for walk-ins. RB asked if the ZBA required social distancing and SB said yes.

EM stated on page 21 of the "Community Impact" there are 3 bullet points. #1 Will MM commit in writing to working with the SSA to devise a plan that will succeed in assisting the Greektown merchants and community? EM asked if the marketing of all Greektown businesses will be paid for by MM. MM stated that they would agree to that.

EM stated that she wanted coupons and fliers to help the other community businesses to be paid for by MM. MM said they will definitely work with the community and pay for these items. SB stated that they will work with the community. SB also stated she will memorialize these community benefits in a contract.

EM asked regarding paragraph two, that \$750,000 in discounts were given back to the community, if MM will commit to pay for a work of art (such as a sculpture or mural for the Greektown community). AT stated he also agreed with EM that the cultural identity is important to them. MM stated he will contribute to preserve the Greektown Hellenic identity and business community. EM also asked for a Greektown wall decoration at Athena Restaurant and MM stated that he would also pay for a wall decoration.

FC stated that the SSA #16 is the main representative of the community. FC stated the SSA must meet in order to determine what their position is and everybody must be heard from the community at this hearing. FC stated he's been in Greektown 52 years and EM has been in Greektown 46 years. FC stated that unfortunately COVID-19 has substantially hurt the Greektown community.

EM stated the SSA will meet to put together a program. FC stated the SSA must meet to address the political and community issues.

EM said that she wanted the transcripts from the July meeting and SB said she will get those transcripts to her. EM stated that they were working to change the law on social equity and working to change the law in opportunity for African Americans. EM asked SB if there is any movement to accomplish these goals from this vendor. SB stated that she would get Brendan Shiller who is the social equity supervisor. MM stated as far as social equity they have met all the criteria because; 1) Greater than 60% of their staff are hired from the community, 2) They are veterans and 3) MM is a Latino.

FC asked MM how they are helping veterans. FC said there is a homeless and veteran problem. MM said there is a "Compassion Program" and MM has a veteran on his staff who meets regularly with the veterans' organizations and the net proceeds to all events that are held go to the veterans' organizations. MM stated he has given more than \$1 million in discounts to the veterans and has also donated to foodbanks and cooked meals programs. FC thanked MM for his good works.

EM asked about the background of the Manderas family. MM said he was born in Glenview, went to Loyola Academy and went to Indiana University. Perry Manderas was a Marine.

AM asked what are the hours of operation. MM said Sunday through Monday 10:00 a.m. to 3:00 p.m. and Tuesday through Saturday 10:00 a.m. to 8:00 p.m.

EM asked if they are willing to work on an operation plan. SB said they would work with the community on an operation plan and work on all the diversity issues. The plan would include hours of operation, no lines, no reservation policies, noise, security, lighting and congestion. SB said that each operation plan is different for each community. EM said she wants to work on an operation plan with Sara Barnes. EM asked if MM met with other organizations in Greektown. SB stated they had not met with anybody at all. FC wanted to know if RB had met with the cannabis people and RB said he did not. FC also asked DTM if he had met with them and DTM said he had not met with the group. SB said the West Loop Community Organization said they will follow the SSA recommendations. FC said there will be a meeting of the SSA shortly. EM stated the next ZBA meeting will be November 20, 2020. There was a motion made by EM and seconded by FC for an SSA meeting to occur on November 4, 2020. The motion passed unanimously.

- B. Public Relations Request for Qualifications – EM and TA Reported that EM had eight responses to the RFQ and that she will send eight packet responses to these people. EM said that they will choose the top three from these eight and report at the next November 19, 2020 SSA meeting.**
- C. Holiday Lights Proposal – TA informed the Board that she has the proposal for the trees, blue lights on Halsted Street, poles wrapped in lights with garland and ribbon and the Christmas trees at the Elysian Field. There was a motion by EM and seconded by FC to pay for the lights. The motion passed unanimously.**
- D. Greektown Educational Foundation Proposal for Tree Lighting – TA spoke with Leo Louchios and on the Tree Lighting there will be no dinner, no tents, no photo-ops, no caroling and no giving of gift cards. There will be Christmas ornaments, photography and videography. There was a motion by EM and seconded by FC to spend up to \$8,486.00 on the Holiday Tree Lighting Ceremony to decorate the Elysian Field and tree. The motion passed unanimously.**

- E. Holiday Shoppers Rewards Program – TA reported that from November 1, 2020 through December 31, 2020 the Holiday Shoppers Rewards Program will entice people to come to Greektown. When holiday shoppers spend \$250 in Greektown they will receive a \$50 gift card reward. There was a motion from EM and seconded by AT to approve the Holiday Shoppers Rewards Program. The motion passed unanimously.
- F. Renewal of SSA Office Lease – TA reported that the current lease ends December 31, 2020. There were comments that we may need an elevator. Currently we are paying \$1,480.00 a month. FC stated that Dean Topping stated there was information from the Greek Islands Restaurant that if we were going to lease there it would be \$4,000.00 a month plus an assessment plus property taxes. FC told RPN to do a month to month for six months. There was a motion by EM and seconded by FC to have TA & RB investigate the lease options. The motion passed unanimously.
- G. Q3 Performance Report & Budget Update – RB will send the report.

V. Reports & Updates

- A. Chairman Report – FC did not give the Chairman Report.
- B. Arts Committee Report – EM stated there was an “Ascension” sculpture and there needs to be payment to the sculpture company.
- C. Program Manager/Sole Service Provider Report –
 - a. New Receptacles – RB stated there are 22 new receptacles on the streets. RB also stated that the maintenance staff must make sure that the inserts in the receptacles are maintained.

VI. Adjournment – Next SSA #16 Commissioner Meeting is November 4, 2020 - At 4:14 p.m. there was a motion by AM and seconded by NK, to adjourn the meeting. The motion passed unanimously. The next SSA #16 Commissioner Meeting is November 4, 2020 at 2:00 p.m.