

**Tuesday, December 10<sup>th</sup> 2024 – 4:30pm  
Uptown United Office  
4619 North Broadway**

Commissioners Present: Terry Tuohy (*Chair*), Matthew Ruffi (*Treasurer*), Noreen Keeney (*Secretary*), Kelly Cheng, Dominic Irpino, Todd Allen Israel, Nick Pinto  
Commissioners Absent: Patti Hutzel (*Vice-Chair*), Lesley Showers, Karl Sullivan  
Others in Attendance: Justin Weidl, Sarah Wilson, Andy Pillman

**1. Welcome and Call to Order**

- a. Ruffi called meeting to order at 4:36pm.

**2. Public Input**

- a. None

**3. Approval of Minutes**

On acceptance of minutes for the below meeting:

*Motion to accept November 19<sup>th</sup> minutes.*

**Motion:** Cheng

**Second:** Keeney

**VOTE:** Approve – All

**Motion Passes**

**4. Budget and Financial Report**

- a. Weidl presented a financial report.
  - i. Balance Sheet and Budget v Actuals looks healthy for this time of year.
  - ii. 2024 tax collections are approximately \$30,000 short.

**5. 2025 Vacant Storefront Activation Program Application**

- a. Weidl presented a 2025 Vacant Storefront Activation Program application from Morgan Dixon to activate 1255 W Wilson Avenue for five-years by operating My Art House Studio.
  - i. The landlord will invest approximately \$100,000 into the space, while Morgan will invest an additional \$30,000.
  - ii. Rent will start at \$4,000 a month and escalate at 3% annually over 5 years.
  - iii. This program will rebate \$2,900 of rent for 10 months in 2025. \$24,000 will come from 4.10 and \$5,000 from 4.07.

*Motion to accept proposal by Morgan Dixon of My Art House Studio.*

**Motion:** Ruffi

**Second:** Irpino

**VOTE:** Approve – All

**Motion Passes**





## 6. Rebate Programs Application Review

- a. Weidl presented updates to the rebate program applications.
  - i. The application clarifies when applications can be reviewed for the following year.
  - ii. Applicants will now have to report the quote and rebate dollar amounts.
  - iii. Applicants will also have to explain if they are approving a higher quote.
  - iv. Applicants will also be asked to report on SBIF program participation.

## 7. 2025 Public Art Grant Program

- a. Weidl presented a grant application from Liz Flores to restore two murals, one on Clifton Avenue and the other at Ainslie and Broadway.
  - i. The mural on Clifton Avenue was originally funded by the Chicago Bears.
  - ii. The mural at Ainslie and Broadway was partially funded by Play Together.
  - iii. Ruffi recommended contacting these other organizations to explore cost sharing for the restoration projects.

## 8. 2025 Community Events Grant Program

- a. Weidl shared a matrix showing anticipated Community Event Grant requests for 2025 with requests for Lunar New Year Celebration, Argyle Night Market, and Winter Walk on Wilson at \$5,000 each.
  - i. Ruffi asked for details related to Winter Walk attendance.
  - ii. Weidl will share those details in January.

*Motion to accept \$5,000 for Lunar New Year Celebration and \$5,000 for Argyle Night Market.*

**Motion:** Cheng **Second:** Keeney

**VOTE:** Approve – All **Motion Passes**

## 9. Next Meeting

- a. Next meeting is scheduled for Tuesday, January 14<sup>th</sup>.

## 10. Adjournment

*Meeting adjourned at 5:31pm.*

**Minutes Submitted By:** Justin Weidl, *Director of Neighborhood Services*

