



**Minutes of the OTTA Board of Directors Meeting
July 14, 2026**

Board Members Present: Ray Clark, Phil Graff, Matt Langer, Drew Roesch, Laura Meyers, Karl Hjerpe, Aneta Tomaszewicz, Lotika Pai, Jon Sabol, Parker Hine, Kathleen Bruinsma

Staff: Barb Guttman

Guest: Kathy Clark

Meeting called to order: 7:00 pm by Ray Clark, President

Approval of Minutes: The minutes from the May 2026 Board Meeting were approved as submitted by Secretary Laura Meyers.

Treasurer's Report: Drew Roesch reviewed the Budget versus Actual report through June 2026 and reported that the 2026 Old Town Art Fair exceeded expectations. Beverage sales and gates were strong. The Board discussed priorities for the FY2026-2027 budget, including the Grants budget (\$50,000), neighborhood trees, a website redesign, and repairs to the Triangle Center's front door. The final FY2026-2027 budget will be distributed to the Board for electronic approval before the end of July.

New Business:

1. Mid North Association opposition – LPA support: Ray Clark summarized the Mid-North Association's request that Lincoln Park Alliance organizations support its opposition to the proposed Francis W. Parker School redevelopment. The Board discussed the matter and the consensus of the BOD is that OTTA take no position.

2. Art Center Renovation Funding Update: Ray Clark and Barb Guttman reported that the \$150,000 DCEO grant has been fully received. Reimbursements under the \$420,000 DCEO grant remain in progress, and Ray Clark will review the outstanding amounts with Barb Guttman. Preparation of an application for an additional \$50,000 state grant is underway.

3. Art Center Improvements, ongoing: The architect is preparing schematic plans to divide the utility closet into a cloakroom and smaller utility area, after which construction pricing will be obtained. The final storage-system proposal was received at an installed cost of approximately \$16,000, within the approved \$20,000 budget, and the project will proceed to scheduling. Installation of three interior air-conditioning units is also being scheduled in July within the approved budget of \$40,000. The Board agreed that repairs to the Triangle Center's front entrance door should proceed.



4. Art Fair 2027 – Chair appointment: The Board thanked Matt Langer for his service as Second Vice President and Chair of the 2026 Old Town Art Fair. Matt Langer was nominated and unanimously reappointed as Second Vice President and Chair of the 2027 Old Town Art Fair.

5. Proposed Bylaws Amendment – OTTA voting members restrictions: The Board reviewed proposed language that would permit a nonresident individual member with demonstrated leadership and sustained participation in OTTA activities to be designated a Voting Member for the purpose of election to the Board of Directors. Following discussion and revisions concerning the term of the designation and continued resident representation on the Board, the Board approved a motion to circulate the proposed amendment to the membership for the required 30-day review period. Ray Clark will finalize the language and send it to Barb Guttman for distribution. The Board anticipates voting on the amendment at its September 2026 meeting.

6. CPS Board President – pre-election Forum with LPA: Ray Clark reported that a candidate for President of the Chicago Board of Education had proposed a pre-election forum. OTTA will pursue the possibility of a jointly sponsored Lincoln Park Alliance event. Ray Clark to follow up on planning with LPA.

7. Nominating Committee - 2026 The Nominating Committee Guidelines have been updated for the 2026 election cycle. The committee must be appointed by September 15, 2026, and should be determined by the September 8, 2026 Board Meeting.

8. Other New Business: None

Committee Reports:

Art Fair: Matt Langer reported that the 2026 Old Town Art Fair was very successful. Artists were pleased, operations proceeded smoothly, and the new beverage program was successful. The committee will focus on expanding and strengthening sponsorship opportunities for the 2027 Art Fair.

Art Gallery: Barb Guttman reported that a new exhibition and gallery opening are scheduled for later in July.

Community Safety: Kathleen Bruinsma reported that the committee met in June. The committee is seeking to host a community meeting with the new 18th District Commander, potentially on August 25. A fall safety flyer is planned for Oktoberfest and will include neighborhood crime-prevention information and encouragement to join OTTA's community-safety Slack channel.

Communications: Parker Hine reported that the committee is reviewing newsletter designs and developing a revised workflow. Work on the newsletter will be followed by a review of the



website and member-engagement systems. Board members were encouraged to review and comment on the committee's May report.

Events: Aneta Tomaszewicz reported strong attendance and positive feedback for recent events, including Bastille Day and outdoor movie night. Upcoming events include a community potluck, Chicago Fire outing, and bingo night.

Membership: Jon Sabol reported that the committee met in June and promoted membership during the Art Fair. The committee is preparing proposals for membership tiers and IBOT.

Governance: No report.

Grants: Lotika Pai reported that the Grants Committee will follow the previously established application schedule and procedures for 2027.

Historic District/Planning & Zoning: Karl Hjerpe reported on the continuing unauthorized work and deterioration at the historic Wacker House. Ray Clark will prepare correspondence to the Alderman, Department of Buildings, and Commission on Chicago Landmarks requesting enforcement and protection of the property. Committee representatives will also speak with Block Club Chicago on July 15.

Neighborhood Improvements: Laura Meyers reported that approximately 14 trees have been planted, including three funded by the neighborhood improvement program. Brick and parkway improvement projects are underway and expected to be completed by July 21. Planning is also underway for installation of the plaque and dedication of the tree for Vi Daley.

Director of Operations Report: No report

Executive Session: The Board entered into Executive Session. The Board exited Executive Session and approved the following motion: Effective August 1, 2026, a salary increase and annual bonus will be awarded to the Director of Operations and the Administrative Assistant.

Next Board Meeting: September 8, 2026, at 7:00 pm (no meeting in August).

Adjournment: 9:12 pm

Old Town Triangle Association Old Town Art Fair				
Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L				
August 2025 - July 2026				
	Total			
	Actual	Budget	over Budget	% of Budget
Revenue				

OLD TOWN TRIANGLE ASSOCIATION

4001 ME Member Dues	18,826.50	15,000.00	3,826.50	125.51%
4100H Direct Public Support			0.00	
4111 FI Donation for any use	2,162.93	0.00	2,162.93	
4112 CC Fee Offsets	4,163.98	5,000.00	-836.02	83.28%
4131 FI Donation Unrest. for Parks	560.00	0.00	560.00	
4143 FI Suzanne Flavin Restricted	-1,780.00	-1,780.00	0.00	100.00%
Total 4100H Direct Public Support	\$ 5,106.91	\$ 3,220.00	\$ 1,886.91	158.60%
4500H Art School Program			0.00	
4510 AS Tuition	76,245.00	76,245.00	0.00	100.00%
4530 AS Gallery Commission 25%	10,107.49	8,000.00	2,107.49	126.34%
4540 AS other-not merch or donation	1,270.75	1,000.00	270.75	127.08%
Total 4500H Art School Program	\$ 87,623.24	\$ 85,245.00	\$ 2,378.24	102.79%
4600H Investment Income			0.00	
4660 FI Interest Earned	2,112.29	2,500.00	-387.71	84.49%
Total 4600H Investment Income	\$ 2,112.29	\$ 2,500.00	-\$ 387.71	84.49%
4701 FI Rent Earned	5,892.00	6,500.00	-608.00	90.65%
4800H Merchandise & Other Income			0.00	
4897 FI Merchandise Shipping revenue	-72.35	-72.35	0.00	100.00%
Total 4800H Merchandise & Other Income	-\$ 72.35	-\$ 72.35	\$ 0.00	100.00%
4900H Renovation Receipts			0.00	
4901 Renovation Receipts (refunds)	554,500.40	65,499.60	489,000.80	846.57%
Total 4900H Renovation Receipts	\$ 554,500.40	\$ 65,499.60	\$ 489,000.80	846.57%
Total Revenue	\$ 673,988.99	\$ 177,892.25	\$ 496,096.74	378.87%
Gross Profit	\$ 673,988.99	\$ 177,892.25	\$ 496,096.74	378.87%
Expenditures				
5100H Art School Costs			0.00	
5101 AS Instruction Cost	52,134.63	53,960.00	-1,825.37	96.62%
5111 AS Materials & Equipment	1,792.57	1,855.00	-62.43	96.63%

OLD TOWN TRIANGLE ASSOCIATION

5141 AS Advertising	3,417.28	3,537.00	-119.72	96.62%
5151 AS Tuition Refund	1,110.00	1,150.00	-40.00	96.52%
5171 AS Gallery	4,687.15	4,850.00	-162.85	96.64%
Total 5100H Art School Costs	\$ 63,141.63	\$ 65,352.00	-\$ 2,210.37	96.62%
5300H Neighborhood & Park Maintenance			0.00	
5321 NI Clark Wisconsin Park	3,792.74	8,425.00	-4,632.26	45.02%
5325 NI Ella Jenkins Park	3,200.68	3,310.00	-109.32	96.70%
5331 NI Eugenie Triangle Park Maint	2,267.41	2,345.00	-77.59	96.69%
5341 NI Other Parks	4,787.23	4,955.00	-167.77	96.61%
5351 NI Parkway Maint-Trees	6,114.00	6,330.00	-216.00	96.59%
5361 NI Plantings	3,079.30	3,185.00	-105.70	96.68%
5362 NI Planters		2,000.00	-2,000.00	0.00%
5391 NI Trash Removal	6,037.30	6,250.00	-212.70	96.60%
Total 5300H Neighborhood & Park Maintenance	\$ 29,278.66	\$ 36,800.00	-\$ 7,521.34	79.56%
5500H Community & Historic District			0.00	
5510 HD Historic Dist. Preservation	239.00	400.00	-161.00	59.75%
5520 HD Education & Outreach		1,500.00	-1,500.00	0.00%
5570 PR Recognition of Volunteers	400.11	500.00	-99.89	80.02%
Total 5500H Community & Historic District	\$ 639.11	\$ 2,400.00	-\$ 1,760.89	26.63%
5700H Events			0.00	
5710 EV Oktoberfest	-121.44	1,000.00	-1,121.44	-12.14%
5720 EV Annual Meeting	1,931.39	3,000.00	-1,068.61	64.38%
5730 EV Tastings	1,100.73	2,500.00	-1,399.27	44.03%
5740 EV Other Events	7,525.59		7,525.59	
5750 EV Third Thursday	1,165.41	1,000.00	165.41	116.54%
5760 EV Montmartre - Twin Neighborhoods	2,261.12	2,300.00	-38.88	98.31%
5780 EV Concerts	365.00	2,500.00	-2,135.00	14.60%
5790 EV Halloween	697.01	1,000.00	-302.99	69.70%
Total 5700H Events	\$ 14,924.81	\$ 13,300.00	\$ 1,624.81	112.22%
5900H Membership			0.00	
5910 ME Membership Benefits	502.58	3,000.00	-2,497.42	16.75%
5970 ME Contested Election		300.00	-300.00	0.00%

OLD TOWN TRIANGLE ASSOCIATION

Total 5900H Membership	\$ 502.58	\$ 3,300.00	-\$ 2,797.42	15.23%
6100H Occupancy			0.00	
6111 FI Condo Assessments	11,792.72	14,150.00	-2,357.28	83.34%
6120 FI Facility Maintenance	13,573.88	14,050.00	-476.12	96.61%
6121 FI Repairs		0.00	0.00	
6131 FI Electricity	3,344.03	3,460.00	-115.97	96.65%
Total 6100H Occupancy	\$ 28,710.63	\$ 31,660.00	-\$ 2,949.37	90.68%
6300H Salaries			0.00	
6310 FI Salaries	125,442.34	122,350.00	3,092.34	102.53%
6320 Employee Benefits		7,500.00	-7,500.00	0.00%
Total 6300H Salaries	\$ 125,442.34	\$ 129,850.00	-\$ 4,407.66	96.61%
6400H Payroll Taxes			0.00	
6410 FI Payroll Taxes	9,470.23	9,800.00	-329.77	96.64%
Total 6400H Payroll Taxes	\$ 9,470.23	\$ 9,800.00	-\$ 329.77	96.64%
6500H Insurance			0.00	
6510 FI Insurance- Commercial/D&O	17,265.50	17,870.00	-604.50	96.62%
6520 FI Insurance -Work Comp	1,630.00	1,685.00	-55.00	96.74%
Total 6500H Insurance	\$ 18,895.50	\$ 19,555.00	-\$ 659.50	96.63%
6600H Printing			0.00	
6610 FI Printer Maintenance		250.00	-250.00	0.00%
6620 CO Printing - Newsletter		3,000.00	-3,000.00	0.00%
Total 6600H Printing	\$ 0.00	\$ 3,250.00	-\$ 3,250.00	0.00%
6700H Technology			0.00	
6710 FI Computer Software Fees	2,600.82	2,690.00	-89.18	96.68%
6720 ME Membership Database Software	1,740.00	1,800.00	-60.00	96.67%
6730 CO E-blast Service	966.45	1,000.00	-33.55	96.65%
6740 CO Web Hosting	142.57	145.00	-2.43	98.32%
Total 6700H Technology	\$ 5,449.84	\$ 5,635.00	-\$ 185.16	96.71%
7100H Accounting			0.00	
7110 FI Accounting & Audit	14,957.50	18,000.00	-3,042.50	83.10%
7120 FI Payroll Expenses	1,005.00	1,040.00	-35.00	96.63%
Total 7100H Accounting	\$ 15,962.50	\$ 19,040.00	-\$ 3,077.50	83.84%

OLD TOWN TRIANGLE ASSOCIATION

7205 FI Bankcard Fees Excl Art Fair	4,720.93	4,885.00	-164.07	96.64%
7210 FI Bank Charges (not bankcard)	191.38	200.00	-8.62	95.69%
7410 FI Dues & Subscriptions	139.00	145.00	-6.00	95.86%
7600H Miscellaneous Expenses			0.00	
7660 FI Equipment	4,238.96	4,390.00	-151.04	96.56%
7670 FI Mailing of Notices	21.12	25.00	-3.88	84.48%
7690 FI Other Miscellaneous	692.16	715.00	-22.84	96.81%
Total 7600H Miscellaneous Expenses	\$ 4,952.24	\$ 5,130.00	-\$ 177.76	96.53%
7810 FI Office Supplies	1,483.83	1,535.00	-51.17	96.67%
7910 FI Telephone & Internet	3,334.54	3,450.00	-115.46	96.65%
Total Expenditures	\$ 327,239.75	\$ 355,287.00	-\$ 28,047.25	92.11%
Net Operating Revenue	\$ 346,749.24	-\$ 177,394.75	\$ 524,143.99	-195.47%
Other Revenue				
8100H Art Fair Receipts			0.00	
8120 AF Beverages	155,795.00	145,000.00	10,795.00	107.44%
8121 AF Bev Sales Tax		17,425.00	-17,425.00	0.00%
8124 Bev & Gate CC Offsets		10,000.00	-10,000.00	0.00%
8130 AF Booth Rental Fee	205,800.00	205,800.00	0.00	100.00%
8135 AF Children's Corner	4,432.00	5,000.00	-568.00	88.64%
8140 AF Artist Parking	17,230.00	18,000.00	-770.00	95.72%
8150 AF Exhibitors	39,975.00	42,500.00	-2,525.00	94.06%
8155 AF Friends (Patrons)	21,920.00	20,000.00	1,920.00	109.60%
8160 AF Gates	215,002.48	195,000.00	20,002.48	110.26%
8170 AF Store Merchandise	7,980.54	8,000.00	-19.46	99.76%
8185 AF Sponsorships	62,412.12	80,000.00	-17,587.88	78.02%
8190 AF Food Vendors	23,850.00	27,500.00	-3,650.00	86.73%
Total 8100H Art Fair Receipts	\$ 754,397.14	\$ 774,225.00	-\$ 19,827.86	97.44%
8200H Annual Gala Receipts			0.00	
8210 GA Auction Proceeds	23,731.00	22,000.00	1,731.00	107.87%
8220 GA Non-Ticket Revenue	6,000.00	6,000.00	0.00	100.00%
8230 GA Tickets	27,200.00	27,500.00	-300.00	98.91%
8240 GA Raffle Tickets	1,235.00	1,200.00	35.00	102.92%
8250 GA Sponsorships	500.00	500.00	0.00	100.00%
Total 8200H Annual Gala Receipts	\$ 58,666.00	\$ 57,200.00	\$ 1,466.00	102.56%

OLD TOWN TRIANGLE ASSOCIATION

Total Other Revenue	\$ 813,063.14	\$ 831,425.00	-\$ 18,361.86	97.79%
Other Expenditures				
9100H Art Fair Costs			0.00	
9120 AF Beverages	70,989.37	73,475.00	-2,485.63	96.62%
9130 AF Booth Refunds	9,153.00	5,000.00	4,153.00	183.06%
9135 AF Children's Corner cost	1,691.67	2,500.00	-808.33	67.67%
9143 AF Graphic Design Fee	14,000.00	16,500.00	-2,500.00	84.85%
9145 AF Bankcard Fees	19,240.69	20,000.00	-759.31	96.20%
9146 AF Entertainment - Music	11,618.00	12,000.00	-382.00	96.82%
9150 AF Exhibitors cost	18,029.00	18,660.00	-631.00	96.62%
9155 AF Friends - Printing & Postage	1,054.41	1,090.00	-35.59	96.73%
9157 AF Garden Walk	833.31	860.00	-26.69	96.90%
9160 AF Gates cost	8,091.69	8,375.00	-283.31	96.62%
9162 AF General Operations	28,329.03	29,320.00	-990.97	96.62%
9164 AF Grounds & Maintenance	26,397.03	27,320.00	-922.97	96.62%
9166 AF Permits, Fees & Licensing	10,759.46	11,135.00	-375.54	96.63%
9170 AF Merchandise Store	3,703.32	3,835.00	-131.68	96.57%
9175 AF Occupancy 20%		6,500.00	-6,500.00	0.00%
9177 AF Program Book	2,295.00	2,375.00	-80.00	96.63%
9179 AF Publicity	22,009.38	22,780.00	-770.62	96.62%
9181 AF Sales Tax	16,836.00	17,425.00	-589.00	96.62%
9183 AF Security	29,430.50	30,460.00	-1,029.50	96.62%
9185 AF Salaries, Payroll Taxes, Insurance 50%		103,500.00	-103,500.00	0.00%
9187 AF Thank You Party	11,169.39	11,560.00	-390.61	96.62%
9189 AF Grants		50,000.00	-50,000.00	0.00%
9190 AF Boy Scouts	4,000.00	4,000.00	0.00	100.00%
9191 AF Chicago Sculpture Exhibit	4,000.00	4,000.00	0.00	100.00%
9193 AF Website		1,000.00	-1,000.00	0.00%
Total 9100H Art Fair Costs	\$ 313,630.25	\$ 483,670.00	-\$ 170,039.75	64.84%
9200H First Sight Costs			0.00	
9210 FS Art Auction Artist	150.00	155.00	-5.00	96.77%
9220 FS First Sight Party Costs	27,696.33	28,665.00	-968.67	96.62%
Total 9200H First Sight Costs	\$ 27,846.33	\$ 28,820.00	-\$ 973.67	96.62%
9405 PR Major Projects			0.00	

OLD TOWN TRIANGLE ASSOCIATION

9406 Center Renovations T/B reimbursed	223,646.06	26,745.00	196,901.06	836.22%
9407 Renovation Costs excluding SOI	45,908.36	30,000.00	15,908.36	153.03%
9408 Office & Other Major Projects		14,000.00	-14,000.00	0.00%
Total 9405 PR Major Projects	\$ 269,554.42	\$ 70,745.00	\$ 198,809.42	381.02%
9500H Neighborhood Improvements			0.00	
9510 NI Brick Program	21,715.00	20,000.00	1,715.00	108.58%
9520 NI Parkways Purchase Trees		5,000.00	-5,000.00	0.00%
Total 9500H Neighborhood Improvements	\$ 21,715.00	\$ 25,000.00	-\$ 3,285.00	86.86%
9700H Grants & Sharing w/ Other Orgs			0.00	
9710 FI Menomonee Club 20% Art Fair	67,017.15	68,015.00	-997.85	98.53%
Total 9700H Grants & Sharing w/ Other Orgs	\$ 67,017.15	\$ 68,015.00	-\$ 997.85	98.53%
Total Other Expenditures	\$ 699,763.15	\$ 676,250.00	\$ 23,513.15	103.48%
Net Other Revenue	\$ 113,299.99	\$ 155,175.00	-\$ 41,875.01	73.01%
Net Revenue	\$ 460,049.23	-\$ 22,219.75	\$ 482,268.98	-2070.45%