

**Minutes of the OTTA Board of Directors Meeting
November 14, 2023**

Board Members Present:

Ray Clark, Brad Neuman, Marya Lucas, Beth Burk, Dave Montgomery, Zac Bleicher, Elaine Frei, Aneta Tomaszewicz, Alan Lougee, Carly Jenkins, Chris Nelson

Others Present:

Jane Bachmann, Vi Daley, Pat Kildaff, Drew Roesch, Sony Oliff, Barb Guttman

Meeting called to order at 7:00PM.

Approval of Minutes:

Minutes approved with corrections.

Treasurer's Report by Brad:

The bank account at October's end was \$613,186, which will continue to decline before growing again in January or February. The loss for the month was about \$12,000, much less than budgeted and the prior year's loss. Most of this appears to be temporary differences in timing from what was assumed in the budget. Octoberfest had excellent financial results. Costs were about \$6,000, but ticket sales were \$4,000, resulting in a net cost of just over \$2,000, less than half the budgeted cost of \$4,500.

New Business:

(1) Community Service Committee by Pat:

The Community Service Committee was formed in response to the need for volunteer projects in the neighborhood and surrounding area. On September 20, community volunteers prepared lunches for asylum seekers at the 18th District Police Station and later met with staff at the 18th District to determine additional needs. Since then, they have prepared and distributed lunches, totaling over 500, to the police district every other Wednesday. Other committee donations to and in support of asylum seekers include clothing, shoes/boots, bedding, personal care products, gift cards, and laundry services (costing up to \$800 per week). They are also providing meals to officers and gift cards district personnel. The committee has worked with Lincoln Elementary and the Girl Scouts on volunteering for asylum seekers, in addition to Ascension Church, which is organizing a clothing store for migrants. The committee also collected and donated items to Little Sisters of the Poor's St. Mary's House to support veterans. They are coordinating and working with others in the neighborhood and there are many interested in volunteering. Close to \$7,000 has been donated to the Community Service Committee to support its work.

(2) Illinois State Grant & Old Town Art Center by Ray: They are reviewing in detail the five proposals they received. They have put together a balancing sheet displaying what the four consultants can offer in light of certain criteria such as professional licenses, firm size, project size, etc. As for next steps, they will do a final review. Elaine moved to permit this committee to select a consultant based on final interviews, the motion was seconded, and the motion carried. Please see handout for more details.

(2) Montmartre by Barb: They will meet next week hopefully with the Old Town Merchants Association to discuss Montmartre.

(3) Nominating Committee by Carly: They had a healthy, robust chat during the meetings. They had more candidates than positions. The President is Ray, VP Anne Giffels, Treasurer Drew Roesch, Secretary Jane Bachmann, Director Lotika Pai, and Director Aneta Tomaszewicz.

(5) Fern Hill by Beth:

They are pressing for a community meeting, and Fern Hill appears amenable. Fern Hill wishes to coordinate with Alderman Hopkins. HDPZ emphasized that it could not take a position on behalf of the OTTA re Fern Hill's proposal without having membership informed and membership having the chance to question Fern Hill in an open meeting. Fern Hill has had communications with 1660 N. LaSalle, Americana Towers, and the James Kilmer House. Each of those buildings is conducting its own process of assessing what owners/tenants think about the development project. The OTTA only has 18 members residing in Americana Towers and 1660 N. LaSalle, combined. Our role on the Board is to hear what all neighbors think of the development project, including non-OTTA members. That said, Beth thinks we should focus on member views. Not a single comment has been in favor of the project. If Fern Hill doesn't agree to a community meeting, HDPZ will go to Alderman Hopkins. Fern Hill has received its traffic study, so some changes to its plan will reflect that. Beth encouraged patience and the presentation of questions.

Ray offered that the meeting with Fern Hill should be open to anyone who lives in the Triangle but focused on OTTA membership. Others offered various comments re the process. Chris noted that he sent feedback to Fern Hill asking them to stop using the Old Town Art Fair logo, to avoid any impression of endorsement by the Art Fair or OTTA.

Strategic Planning Report by Brad:

(1) Board Orientation Package by Aneta:

Aneta presented the orientation manual, created by the governance committee. This is for new board members. It was noted that the goal would be to eventually present this document to people who are running for the Board. The Board approved the orientation manual.

(2) IAP2 Discussion by Sony, a consultant:

They have examined the International Association for Public Policy, which advances best practices to enhance public participation. They have identified various frameworks that the OTTA could adopt. One core value is that the public's contribution will influence decision-making. Another is recognizing and communicating the needs of all decision-makers. There are different tools that can be used depending on the issue discussed. The code of ethics is similar to the core values. Board members offered feedback. This process will be considered by the OTTA in more depth in the future. For more details, please see the slides.

(3) SPC Report, update by Brad:

Brad presented two resolutions.

As to the first, Brad moved to adopt a document reflecting the OTTA goals and objectives to be achieved over the next three to five years. The motion was seconded. Discussion followed. A revision was proposed to delete "double engagement" and instead add "develop current membership and new membership initiatives." As to the "Improve Operations" headline, Brad clarified that anything beyond the Art Fair constitutes diversifying funding sources. The Board approved this document, as amended. Two opposed it.

As to the second resolution, Brad moved to have each committee submit at the December meeting specific committee goals to be achieved in the next calendar year and measurements

to monitor and report on the progress. These actionable goals may be revised as needed. The Board approved this second resolution. One opposed it.

Accessibility by Ray:

They completed the toilet. They researched the threshold entry doors, and they cannot be modified. The doors will be grandfathered.

Art Fair Report by Chris:

Things are moving along. He is getting committee chairs in line. The poster is pending. They are starting to get applications from artists. The first came in this week.

Gallery Report by Barb:

They had a great weekend again. There were good sales. There was cool art, nice jewelry and pottery. This was the student/instructor show that revealed the range of students involved. The gallery income is raised. They have several classes in December and will start again in January.

Communications by Carly:

Send committee reports by Monday, November 27.

Community Safety Report by Dave:

A man chased Carly in the nearby chess park. The alderman was notified and is examining solutions as to the lighting. The committee is considering things to do in the interim, such as trimming the shrubs. There is coffee with the commander at 10am tomorrow. Slack is just about to be officially rolled out. Dave is completing documents and looking into how to wrap things up.

Events Report by Marya:

Events & HDPZ are considering a holiday walk/cookie party on December 10. The next event will be the annual meeting. Marya will do a follow-up report as to Halloween and follow-up on booking bands.

Grants by Zac:

Zac is developing a survey to send to the Board re the direction of the Grants Program.

HDPZ Report by Beth:

HDPZ has proposed a new mission statement for your consideration. Beth will make a formal recommendation at the December meeting. The committee does a range of things including discussing problematic permits, addressing neighbor questions, coordinating with the city/alderman's office, and conducting historic walks and educational programs. The committee does not take formal votes, but aims for consensus.

Membership Report by Elaine:

Membership, Events, and Communications would like to combine into one committee called Engagement, with three board members dedicated to Engagement. This was tabled for more detail and discussion in December.

Neighborhood Improvement Committee Report by Alan:

They had a meeting along with Jane, Father Ed, and the maintenance person at St. Mike's. They got a quote for a brick parkway around the church at Cleveland and Eugenie. They have money in the budget and would work with them. Maybe we don't need so many bricks but rather some bushes.

Directors Report by Barb:

Newberry library is having a reunion party. They could post volunteer opportunities for the Art Fair at the reunion party.

Meeting Adjourned at 9:00 PM

**Old Town Triangle Association
Balance Sheet
As of November 30, 2023**

	As of Nov 30, 2023	As of Nov 30, 2022
ASSETS		
Current Assets		
Bank Accounts		
1040 Wintrust	17,852.25	29,931.55
1050 Wintrust CD	223,434.83	216,400.85
1060 BMO Harris CD	155,811.62	150,543.08
1065 First Internet Bank of Indiana	0.00	100,725.59
1066 First Internet of Indiana CD #2	103,294.92	100,896.11
1080 Vanguard Money Market Fund	93,624.85	25,601.08
Total Bank Accounts	\$ 594,218.47	\$ 624,100.26
Accounts Receivable		
1100 Accounts Receiv-not for entries	2,770.00	0.00
Total Accounts Receivable	\$ 2,770.00	\$ 0.00
Other Current Assets		
1110 Other Receivables-year accruals	300.54	300.54
1210 Undeposited Funds	0.00	165.00
1410 Prepaid Expenses-year accruals	13,274.00	26,627.10
Total Other Current Assets	\$ 13,574.54	\$ 27,092.64
Total Current Assets	\$ 610,563.01	\$ 651,192.90
Fixed Assets		
1510 Land	21,068.00	21,068.00
1520 Building	119,387.00	119,387.00
1530 Building Improvements	45,110.00	45,110.00
1540 Equipment	12,661.18	12,661.18
1550 Unit Improvements	49,277.83	49,277.83
1620 Acc Depr - Building	-119,387.00	-119,387.00
1630 Acc Depr - Bldg Improvements	-38,947.00	-36,014.00
1640 Acc Depr - Equipment	-12,661.18	-12,661.18
1650 Acc Depr - Unit Improvements	-25,289.97	-21,399.97
Total Fixed Assets	\$ 51,218.86	\$ 58,041.86
TOTAL ASSETS	\$ 661,781.87	\$ 709,234.76
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2110 Accounts Payable-year accruals	3,500.00	
Total Accounts Payable	\$ 3,500.00	\$ 0.00
Other Current Liabilities		
2222 Sales Tax Payable	758.10	378.18
Total Other Current Liabilities	\$ 758.10	\$ 378.18
Total Current Liabilities	\$ 4,258.10	\$ 378.18
Total Liabilities	\$ 4,258.10	\$ 378.18
Equity		
3050 Net Assets (no restrictions)	708,730.50	750,896.80
3150 Temporarily Restricted Funds	10,145.44	12,445.44
Net Income	-61,352.17	-54,485.66
Total Equity	\$ 657,523.77	\$ 706,856.58
TOTAL LIABILITIES AND EQUITY	\$ 661,781.87	\$ 709,234.76

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Old Town Triangle Association
Income Summary
 August - November, 2023

	Nov 2023			Total		
	Actual	Budget	Favorable (Unfavorable)	Actual	Budget	Favorable (Unfavorable)
Income						
4001 ME Member Dues	1,035.00	1,200.00	(165)	5,065.00	5,925.00	(860)
4100H Direct Public Support	2,605.98	25.00	2,581	8,130.15	100.00	8,030
4500H Art School Program	2,794.19	3,550.00	(756)	24,770.19	26,507.00	(1,737)
4600H Investment Income	2,557.15	1,920.00	637	6,972.33	5,180.00	1,792
4701 FI Rent Earned	208.00	170.00	38	1,183.00	680.00	503
4800H Merchandise & Other Income		0.00		0.40	0.00	0
Total Income	\$ 9,200.32	\$ 6,865.00		\$ 46,121.07	\$ 38,392.00	
Expenses						
5100H Art School Costs	5,663.38	1,054.00	(4,609)	9,421.28	13,899.00	4,478
5300H Neighborhood & Park Maintenance	1,788.24	1,723.00	(65)	8,090.44	11,591.00	3,501
5500H Community & Historic District	200.00	0.00	(200)	693.45	150.00	(543)
5700H Events	1,757.26	1,600.00	(157)	4,609.44	8,600.00	3,991
5900H Membership	950.00	0.00	(950)	950.00	998.00	48
6100H Occupancy	4,546.82	2,136.00	(2,411)	11,615.01	10,789.00	(826)
6300H Salaries	6,883.34	7,499.00	616	34,564.86	35,176.00	611
6400H Payroll Taxes	526.57	574.00	47	2,644.21	2,692.00	48
6500H Insurance	997.00	0.00	(997)	7,571.00	6,574.00	(997)
6600H Printing		0.00	-	325.00	507.00	182
6700H Technology	239.99	246.00	6	1,324.70	994.00	(331)
7100H Accounting	58.00	1,575.00	1,517	6,256.00	9,300.00	3,044
7205 FI Bankcard Fees Excl Art Fair	158.74	170.00	11	1,281.47	954.00	(327)
7210 FI Bank Charges (not bankcard)		0.00	-	2.20	0.00	(2)
7600H Miscellaneous Expenses	93.00	30.00	(63)	256.00	360.00	104
7810 FI Office Supplies		75.00	75	486.04	300.00	(186)
7910 FI Telephone & Internet	196.92	175.00	(22)	735.17	700.00	(35)
Total Expenses	\$ 24,059.26	\$ 16,857.00		\$ 90,826.27	\$ 103,584.00	
Net Operating Income	-\$ 14,858.94	-\$ 9,992.00		-\$ 44,705.20	-\$ 65,192.00	
Other Income						
8100H Art Fair Receipts	4,680.00	9,500.00	(4,820)	4,690.00	9,500.00	(4,810)
Total Other Income	\$ 4,680.00	\$ 9,500.00		\$ 4,690.00	\$ 9,500.00	
Other Expenses						
9100H Art Fair Costs	4,005.46	4,115.00	110	14,156.65	12,242.00	(1,915)
9405 PR Major Projects	5,031.20	3,000.00	(2,031)	7,180.32	9,000.00	1,820
9500H Neighborhood Improvements		0.00	-	0.00	13,400.00	13,400
Total Other Expenses	\$ 9,036.66	\$ 7,115.00		\$ 21,336.97	\$ 34,642.00	
Net Other Income	-\$ 4,356.66	\$ 2,385.00		-\$ 16,646.97	-\$ 25,142.00	
Net Income	-\$ 19,215.60	-\$ 7,607.00	-11,608.60	-\$ 61,352.17	-\$ 90,334.00	28,981.83

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Old Town Triangle Association
Statement of Cash Flows
August - November, 2023

	<u>Total</u>
OPERATING ACTIVITIES	
Net Income	-61,352.17
Adjustments to reconcile Net Income to Net Cash provided by operations:	
2110 Accounts Payable-year accruals	-8,075.00
	<u> </u>
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$ 8,075.00
Net cash provided by operating activities	-\$ 69,427.17
FINANCING ACTIVITIES	
3150 Temporarily Restricted Funds	-400.00
Net cash provided by financing activities	-\$ 400.00
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Net cash increase for period	-\$ 69,827.17
Cash at beginning of period	664,045.64
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Cash at end of period	\$ 594,218.47

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