

Minutes of the OTTA Board of Directors Meeting

November 11th, 2025

Board Members Present: Ray Clark, Alan Lougee, Matt Langer, Drew Roesch, Karl Hjerpe, Dee DeCarlo, Aneta Tomaszewicz, Lotika Pai

Staff: Barb Guttman, Max Kroll

Guests: Kathy Clark, Vi Daley, Phil Graff, Sherry Smith, Pat Kilduff

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

Approval of Minutes: The minutes from the October 2025 Board Meeting were approved as submitted by Secretary Sony Oliff.

Treasurer's Report: Drew Roesch reported that the invoice for furniture related to the Art Center renovation has been paid. Some payment activity related to DCEO grant funds has begun. Barb Guttman shared that the paperwork for the \$150,000 DCEO grant (SD240305) has been submitted and approved, with payment from the State Comptroller expected within approximately six weeks. An additional \$21,000 related to that grant, along with the \$420,000 grant (SD250199), will be submitted in January. Current activity is on track with expectations.

New Business:

1. **Art Center Renovation Update:** Barb Guttman reported that the final punch list is pending and will be completed once state funds are received. Technology equipment has been fully installed and commissioned. Ray and Max received training from the engineers on the new screens. A new telescoping cart is on order to address door height limitations, allowing for better mobility between rooms.

2. **Strategic Plan:** Ray Clark confirmed that third-quarter committee reports have been completed and distributed.

3. **2026 Committee Goals Statements:** Ray Clark reminded committee chairs that 2026 Committee Goal Statements are due by the December Board Meeting.

4. **Board Nominations:** Ray announced that the proposed slate of 2026 Board candidates was published to all members via email on November 7. Ben Wolfe submitted his resignation due to a family emergency and will step down effective December 1. A new director will be elected at the January Annual Meeting to complete Ben's unexpired two-year term, along with elections for two full three-year director seats.

5. **2026 Board Meeting Cadence:** The Board discussed the possibility of reducing meeting frequency for 2026. Feedback collected indicated consensus to maintain the minimum bylaw requirements of at least eight meetings annually and no more than 90 days between meetings.

The first Board Meeting of 2026 is scheduled for February 10, at which time the full 2026 meeting schedule will be finalized.

Other Business:

1. Community Service Committee – Meal Support Program: Barb Guttmann reported that the recently revived Community Service Committee organized a lunch for officers at the 18th District Police Station, funded by a \$1,500 donation. Barb requested Board approval to spend \$1,200 of the donation. The motion was approved.

Committee Reports:

- **Art Fair:** Matt Langer reported that 132 artist applications have been received so far—slightly behind last year’s pace, but ahead of 2024. A productive all-committee meeting was held on October 17. Although there was no meeting in November, regular committee meetings will resume in December. A potential gala event is being discussed for March 6, 2026, at the Chicago History Museum, but details are still under consideration.
- **Art Gallery:** Barb Guttmann reported continued strong activity in the gallery. The Lincoln Park Art Night was a major success and brought significant foot traffic into the space. The current show will close in December with a closing reception, followed by an opening for the next exhibit the following Sunday. A recent pop-up art sale went well, despite slower turnout on the second day due to poor weather.
- **Community Safety:** No formal report.
- **Communications:** Sony Oliff was not present; no formal report.
- **Events:** Aneta Tomaszewicz shared that the Halloween event was a big success and highlighted the popularity of family-centered programming. A family movie night is planned for January 16. A health lecture by Rick Rausch on lower back pain was held in the newly renovated space; while well received, it suffered low attendance due to a snowstorm. An exciting holiday book-signing event with photographer Rebecca Plotnick is scheduled for December 12. Board members are encouraged to attend and register in advance.
- **Membership:** Dee DeCarlo reported that OTTA currently has 552 members. She noted that there is often little awareness about when memberships are up for renewal. The committee is working to include renewal reminders in event promotions. Dee also suggested placing signage on the outside of the Triangle building to encourage membership. Max has been asked to help design a poster. Lotika Pai proposed using phone numbers to send SMS renewal reminders to current members.
- **Governance:** No formal report.
- **Grants:** No formal report.
- **Historic District/Planning & Zoning:** Karl Hjerpe reported that the St. Michael’s Church tour is scheduled for Sunday, November 16. A holiday walking tour, hosted by Diane Gonzalez, is set for December 14 and will include a walk from the Triangle to St. Michael’s, followed by a wine reception. Karl also updated the Board on the Lincoln Yards redevelopment—now known as “Foundry Park.” The city is expected to grant final

approval in January. The project may eventually affect traffic for residents east of the river.

- **Neighborhood Improvements:** Four committee members recently completed training to become certified TreeKeepers. A new member who is already certified will assist with planting and maintenance planning.
- **Director of Operations Report:** Barb Guttman had no additions to report.

Next Board Meeting: December 9th, 2025, at 7:00 pm.

Adjournment: 7:37 pm

Old Town Triangle Association Old Town Art Fair Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L August - October, 2025

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
4001 ME Member Dues	5,785.00	3,249.99	2,535.01	178.00%
4100H Direct Public Support			0.00	
4111 FI Donation for any use	100.00	375.00	-275.00	26.67%
4112 CC Fee Offsets	1,094.65		1,094.65	
4143 FI Suzanne Flavin Restricted		-500.01	500.01	0.00%
	\$	-\$	\$	
Total 4100H Direct Public Support	1,194.65	125.01	1,319.66	-955.64%
4301 FI Grants Received		1,250.01	-1,250.01	0.00%
4500H Art School Program			0.00	
4510 AS Tuition	21,850.00	16,250.01	5,599.99	134.46%
4530 AS Gallery Commission 25%	1,892.50	624.99	1,267.51	302.80%
4540 AS other-not merch or donation	890.75	125.01	765.74	712.54%
	\$	\$	\$	
Total 4500H Art School Program	24,633.25	17,000.01	7,633.24	144.90%
4600H Investment Income			0.00	
4660 FI Interest Earned	576.75	624.99	-48.24	92.28%
	\$	\$	-\$	
Total 4600H Investment Income	576.75	624.99	48.24	92.28%
4701 FI Rent Earned	1,239.00	1,500.00	-261.00	82.60%
4800H Merchandise & Other Income			0.00	
4897 FI Merchandise Shipping revenue	12.65		12.65	
	\$	\$	\$	
Total 4800H Merchandise & Other Income	12.65	0.00	12.65	
4900H Renovation Receipts			0.00	
4901 Renovation Receipts (refunds)		155,000.01	-155,000.01	0.00%
	\$	\$	-\$	
Total 4900H Renovation Receipts	0.00	155,000.01	155,000.01	0.00%
	\$	\$	-\$	
Total Income	33,441.30	178,500.00	145,058.70	18.73%
	\$	\$	-\$	
Gross Profit	33,441.30	178,500.00	145,058.70	18.73%
Expenses				
5100H Art School Costs			0.00	
5101 AS Instruction Cost	5,516.75	12,187.50	-6,670.75	45.27%

5111 AS Materials & Equipment	824.04	525.00	299.04	156.96%
5141 AS Advertising	499.78	875.01	-375.23	57.12%
5151 AS Tuition Refund	800.00	375.00	425.00	213.33%
5171 AS Gallery	3,788.51	1,050.00	2,738.51	360.81%
	\$	\$	-\$	
Total 5100H Art School Costs	11,429.08	15,012.51	3,583.43	76.13%
5300H Neighborhood & Park Maintenance			0.00	
5321 NI Clark Wisconsin Park	994.08	937.50	56.58	106.04%
5325 NI Ella Jenkins Park		375.00	-375.00	0.00%
5331 NI Eugenie Triangle Park Maint	1,190.53	257.49	933.04	462.36%
5341 NI Other Parks	1,302.99	1,673.76	-370.77	77.85%
5351 NI Parkway Maint-Trees		901.26	-901.26	0.00%
5361 NI Plantings	1,078.46	772.50	305.96	139.61%
5362 NI Planters		502.92	-502.92	0.00%
5391 NI Trash Removal	2,520.71	3,750.00	-1,229.29	67.22%
	\$	\$	-\$	
Total 5300H Neighborhood & Park Maintenance	7,086.77	9,170.43	2,083.66	77.28%
5500H Community & Historic District			0.00	
5510 HD Historic Dist. Preservation	299.00	99.99	199.01	299.03%
5520 HD Education & Outreach		375.00	-375.00	0.00%
5570 PR Recognition of Volunteers	145.11	125.01	20.10	116.08%
	\$	\$	-\$	
Total 5500H Community & Historic District	444.11	600.00	155.89	74.02%
5700H Events			0.00	
5710 EV Oktoberfest	-271.44	249.99	-521.43	-108.58%
5720 EV Annual Meeting		750.00	-750.00	0.00%
5730 EV Tastings		999.99	-999.99	0.00%
5740 EV Other Events	3,043.09		3,043.09	
5750 EV Third Thursday		500.01	-500.01	0.00%
5760 EV Montmartre - Twin Neighborhoods	23.98	375.00	-351.02	6.39%
5780 EV Concerts		624.99	-624.99	0.00%
5790 EV Halloween	357.50	375.00	-17.50	95.33%
	\$	\$	-\$	
Total 5700H Events	3,153.13	3,874.98	721.85	81.37%
5900H Membership			0.00	
5910 ME Membership Benefits	216.12	750.00	-533.88	28.82%
5970 ME Contested Election		75.00	-75.00	0.00%
	\$	\$	-\$	
Total 5900H Membership	216.12	825.00	608.88	26.20%
6100H Occupancy			0.00	
6111 FI Condo Assessments	2,958.68	2,972.49	-13.81	99.54%
6120 FI Facility Maintenance	2,930.11	2,499.99	430.12	117.20%
6121 FI Repairs		999.99	-999.99	0.00%
6131 FI Electricity	957.12	525.00	432.12	182.31%
	\$	\$	-\$	
Total 6100H Occupancy	6,845.91	6,997.47	151.56	97.83%
6300H Salaries			0.00	
6310 FI Salaries	28,161.67	27,500.01	661.66	102.41%
	\$	\$	\$	
Total 6300H Salaries	28,161.67	27,500.01	661.66	102.41%
6400H Payroll Taxes			0.00	
6410 FI Payroll Taxes	2,154.40	1,800.00	354.40	119.69%

	\$	\$	\$	
Total 6400H Payroll Taxes	2,154.40	1,800.00	354.40	119.69%
6500H Insurance			0.00	
6510 FI Insurance-Commercial/D&O	8,321.00	5,000.01	3,320.99	166.42%
6520 FI Insurance -Work Comp		500.01	-500.01	0.00%
Total 6500H Insurance	8,321.00	5,500.02	2,820.98	151.29%
6600H Printing			0.00	
6610 FI Printer Maintenance		62.49	-62.49	0.00%
6620 CO Printing - Newsletter		750.00	-750.00	0.00%
Total 6600H Printing	0.00	812.49	812.49	0.00%
6700H Technology			0.00	
6710 FI Computer Software Fees	295.86	350.01	-54.15	84.53%
6720 ME Membership Database Software	580.00	137.49	442.51	421.85%
6730 CO E-blast Service	234.60	275.01	-40.41	85.31%
6740 CO Web Hosting	15.00	87.51	-72.51	17.14%
Total 6700H Technology	1,125.46	850.02	275.44	132.40%
7100H Accounting			0.00	
7110 FI Accounting & Audit	7,890.00	3,000.00	4,890.00	263.00%
7120 FI Payroll Expenses	240.00	300.00	-60.00	80.00%
Total 7100H Accounting	8,130.00	3,300.00	4,830.00	246.36%
7205 FI Bankcard Fees Excl Art Fair	1,434.88	1,374.99	59.89	104.36%
7210 FI Bank Charges (not bankcard)	36.62	62.49	-25.87	58.60%
7600H Miscellaneous Expenses			0.00	
7660 FI Equipment	397.06	275.01	122.05	144.38%
7670 FI Mailing of Notices		24.99	-24.99	0.00%
7690 FI Other Miscellaneous	48.13	125.01	-76.88	38.50%
Total 7600H Miscellaneous Expenses	445.19	425.01	20.18	104.75%
7810 FI Office Supplies	1,096.50	399.99	696.51	274.13%
7910 FI Telephone & Internet	790.03	624.99	165.04	126.41%
Total Expenses	80,870.87	79,130.40	1,740.47	102.20%
Net Operating Income	47,429.57	99,369.60	146,799.17	-47.73%
Other Income				
8100H Art Fair Receipts			0.00	
8120 AF Beverages		18,750.00	-18,750.00	0.00%
8130 AF Booth Rental Fee	800.00	50,537.49	-49,737.49	1.58%
8135 AF Children's Corner		1,250.01	-1,250.01	0.00%
8140 AF Artist Parking		1,500.00	-1,500.00	0.00%
8150 AF Exhibitors		9,999.99	-9,999.99	0.00%
8155 AF Friends (Patrons)	249.00	4,374.99	-4,125.99	5.69%
8160 AF Gates		45,000.00	-45,000.00	0.00%
8170 AF Store Merchandise	10.00	1,500.00	-1,490.00	0.67%
8185 AF Sponsorships		11,250.00	-11,250.00	0.00%
8190 AF Food Vendors		7,500.00	-7,500.00	0.00%
Total 8100H Art Fair Receipts	1,059.00	151,662.48	150,603.48	0.70%
8200H Annual Gala Receipts			0.00	

8230 GA Tickets		11,250.00	-11,250.00	0.00%
	\$	\$	-\$	
Total 8200H Annual Gala Receipts	0.00	11,250.00	11,250.00	0.00%
	\$	\$	-\$	
Total Other Income	1,059.00	162,912.48	161,853.48	0.65%
Other Expenses				
9100H Art Fair Costs			0.00	
9120 AF Beverages		18,750.00	-18,750.00	0.00%
9130 AF Booth Refunds		800.01	-800.01	0.00%
9135 AF Children's Corner cost		375.00	-375.00	0.00%
9143 AF Graphic Design Fee		3,500.01	-3,500.01	0.00%
9145 AF Bankcard Fees	685.88	2,000.01	-1,314.13	34.29%
9146 AF Entertainment - Music		2,499.99	-2,499.99	0.00%
9150 AF Exhibitors cost	1,466.00	4,749.99	-3,283.99	30.86%
9155 AF Friends - Printing & Postage		249.99	-249.99	0.00%
9157 AF Garden Walk		150.00	-150.00	0.00%
9160 AF Gates cost	683.00	1,875.00	-1,192.00	36.43%
9162 AF General Operations	948.00	5,057.49	-4,109.49	18.74%
9164 AF Grounds & Maintenance		6,750.00	-6,750.00	0.00%
9166 AF Permits, Fees & Licensing		750.00	-750.00	0.00%
9170 AF Merchandise Store	202.29	999.99	-797.70	20.23%
9175 AF Occupancy 20%		1,625.01	-1,625.01	0.00%
9179 AF Publicity		3,942.51	-3,942.51	0.00%
9181 AF Sales Tax		249.99	-249.99	0.00%
9183 AF Security	1,785.00	7,500.00	-5,715.00	23.80%
9185 AF Salaries, Payroll Taxes, Insurance 50%	8,360.00	23,750.01	-15,390.01	35.20%
9187 AF Thank You Party		2,000.01	-2,000.01	0.00%
9190 AF Boy Scouts		999.99	-999.99	0.00%
9191 AF Chicago Sculpture Exhibit		999.99	-999.99	0.00%
9193 AF Website		137.49	-137.49	0.00%
	\$	\$	-\$	
Total 9100H Art Fair Costs	14,130.17	89,712.48	75,582.31	15.75%
9200H First Sight Costs			0.00	
9220 FS First Sight Party Costs		8,750.01	-8,750.01	0.00%
	\$	\$	-\$	
Total 9200H First Sight Costs	0.00	8,750.01	8,750.01	0.00%
9405 PR Major Projects			0.00	
9406 Center Renovations T/B reimbursed	10,147.52	54,999.99	-44,852.47	18.45%
9407 Renovation Costs excluding SOI	30,628.06		30,628.06	
	\$	\$	-\$	
Total 9405 PR Major Projects	40,775.58	54,999.99	14,224.41	74.14%
9500H Neighborhood Improvements			0.00	
9510 NI Brick Program	-1,850.00	5,000.01	-6,850.01	-37.00%
9520 NI Parkways Purchase Trees		1,250.01	-1,250.01	0.00%
	-\$	\$	-\$	
Total 9500H Neighborhood Improvements	1,850.00	6,250.02	8,100.02	-29.60%
	\$	\$	-\$	
Total Other Expenses	53,055.75	159,712.50	106,656.75	33.22%
	-\$	\$	-\$	
Net Other Income	51,996.75	3,199.98	55,196.73	-1624.91%
	-\$	\$	-\$	
Net Income	99,426.32	102,569.58	201,995.90	-96.94%

**Old Town Triangle Association Old Town
Art Fair
Balance Sheet
As of Oct 31, 2025**

	Total
Assets	
Current Assets	
Bank Accounts	
1003 Byline Bank	0.00
1019 Wintrust Bank	0.00
1040 Wintrust	38,465.15
1041 PPP Loan Restricted Funds	0.00
Total for 1040 Wintrust	\$38,465.15
1050 Wintrust CD	\$0.00
1060 BMO Harris CD	\$0.00
1065 First Internet Bank of Indiana	\$0.00
1066 First Internet of Indiana CD #2	\$0.00
1070 Start Up Bank (cash for change)	\$0.00
1080 Vanguard Money Market Fund	55,745.70
Total for Bank Accounts	\$94,210.85
Accounts Receivable	
1100 Accounts Receiv-not for entries	1,000.00
Total for Accounts Receivable	\$1,000.00
Other Current Assets	
1110 Other Receivables-year accruals	\$0.00
1210 Undeposited Funds	395.00
1310 Inventory	\$0.00
1410 Prepaid Expenses-year accruals	-395.20
Total for Other Current Assets	-\$0.20
Total for Current Assets	\$95,210.65
Fixed Assets	
1510 Land	21,068.00
1520 Building	119,387.00
1530 Building Improvements	45,110.00
1540 Equipment	12,661.18
1550 Unit Improvements	49,277.83
1560 Construction in Progress	\$0.00
1620 Acc Depr - Building	-119,387.00
1630 Acc Depr - Bdlg Improvements	-38,947.00
1640 Acc Depr - Equipment	-12,661.18
1650 Acc Depr - Unit Improvements	-25,289.97
Total for Fixed Assets	\$51,218.86
Total for Assets	\$146,429.51

Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable

2100 Accounts Payable	\$0.00
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2110 Accounts Payable-year accruals	\$0.00
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Total for Accounts Payable	\$0.00
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Other Current Liabilities

2210 Other Current Liability accrual	\$0.00
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2211 PPP Loan	\$0.00
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2220 Payroll Liabilities	\$0.00
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2221 Direct Deposit Liabilities	\$0.00
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2222 Sales Tax Payable	\$0.00
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2310 Revenue Deferred to Future Year	\$0.00
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Total for Other Current Liabilities	\$0.00
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Total for Current Liabilities	\$0.00
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Total for Liabilities	\$0.00
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Equity

3001 Old Equity Adjustments	\$0.00
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3150 Temporarily Restricted Funds	7,470.44
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3050 Net Assets (no restrictions)	238,385.39
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Net Income	-99,426.32
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Total for Equity	\$146,429.51
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Total for Liabilities and Equity	\$146,429.51
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