



SSA #13 Commissioners Meeting

BYNC Office

12/29/2025

Present:

- SSA #13 Chairman James Matanky
- SSA #13 Commissioner Peter Testa
- SSA #13 Commissioner Yvette Leon
- SSA #13 Commissioner Lex Galeas
- SSA #13 Commissioner Matt Rogatz
- BYNC President & CEO Craig Chico
- SSA #13 Program Manager Caitlin Barrett
- Flock Security Representative Joe Mahoney

SSA #13 Chairman James Matanky called the meeting to order at 8:45 a.m.

The Commission reviewed the September 18, 2025 Meeting Minutes. After reviewing the minutes, Commissioner Peter Testa made a motion to approve. Commissioner Matt Rogatz seconded the motion. After a unanimous vote, the September 18, 2025 Meeting Minutes were approved.

SSA #13 Program Manager Caitlin Barrett introduced the Commission to Joe Mahoney, a representative for the Chicago area for Flock Security. Mr. Mahoney explained that the security camera system they utilize would meet all of the Commission's requirements and gave a presentation on the technology behind the cameras. Mr. Mahoney showed some of the features including license plate readers and infrared cameras for night vision and explained that the cameras have their own mounts and can be powered with solar energy. The Commission discussed the presentation afterward and discussed getting a few more quotes for cameras before deciding on a vendor.

Ms. Barrett presented the Commission with a year-to-date report, as BYNC President & CEO spoke about the delay in the Cook County property taxes and how it impacted spending throughout the year. The bills were delayed, then eventually sent out with a due date of December 15. Ms. Barrett said that the most recent update from the City was that the County does not have a date or schedule for the release of payments.

Ms. Barrett explained that within most categories in the budget where spending exceeded the budget, money can be moved within the category itself but that funds would need to be moved between certain categories as well. Spending exceeded the budget in 1.0 by \$1 in 1.01, and by \$3,289 in 1.08. Excess funds in 1.05 and 1.06 will be moved. In 2.0, \$17,619 will be moved from 2.12 to 2.07. In 4.0, spending exceeded the budget in line item 4.01 by \$3,743 and by \$3,144 in 4.19. Funds from 4.11 will be used for the excess. For 5.0, money would need to be moved between categories, and the funds

from Gate Repair (2.12) and Acid Etching (2.01). Commissioner Peter Testa made a motion to approve the moving of funds from 2.0 to 4.0 and 5.0 - \$35,290 to 5.0 and \$8,000 to 4.0. Commissioner Yvette Leon seconded the motion. After a unanimous vote the motion to move funds from 2.0 to 5.0. was approved.

Chairman Matanky asked about the status of Commission's renewals. Ms. Barrett let the Commissioners know that she can fill out their applications but only with personal information like drivers license numbers and social security numbers. Chairman Matanky asked about the recruitment of new Commissioners, and Mr. Chico said that he would like to approach Violetta Gutowska from BETON Construction and ask if her availability has changed.

The Commission reviewed a calendar of proposed meeting dates for 2026, and said they would review their calendars and update their availability.

Commissioner Testa made a motion to adjourn the meeting. Commissioner Leon seconded the motion. After a unanimous vote, the meeting was adjourned at 9:32 a.m.

Next Meeting Date: March 2026

Back of the Yards Neighborhood Council in compliance with the Illinois Open Meetings Act