

**COMMITTEE ON FINANCE
MONTHLY RULE 45 REPORT
March 2023**

On March 13, 2023, at 10:37 am, the Committee on Finance met in City Council Chambers, Second Floor, City Hall.

The following members were present: Dowell, King, Mitchell, Sadlowski-Garza, Lee, Quinn, Curtis, O’Shea, Brookins, Scott, Burnett, Ervin, Taliaferro, Reboyras, Sposato, Napolitano, Reilly, Knudsen, Tunney, Osterman, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: Hopkins, Sawyer, Harris, Beale, Abarca, Burke, Lopez, Moore, Tabares, Villegas, and Mitts.

The following other alderperson was present: none.

Chairman Waguespack opened the floor for public comment. George Blakemore spoke.

1. Approval of Rule 45 Report of the previous meeting of the Committee on Finance.

Chairman Waguespack opened the floor for corrections. There were none.

On Item 1, Ald. Sposato moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

2. O2023-899 A communication recommending a proposed ordinance regarding the authority to enter into and execute a loan assistance agreement for 43rd and Prairie Phase II LP for acquisition of City-owned property and redevelopment as affordable housing and commercial space at 4309-4311 S. Prairie Avenue, located in the 3rd Ward. TIF Amount: \$10,000,000

Chairman Waguespack invited Ester Dorrell with the Department of Housing to explain the ordinance, which she did.

Alds. Dowell, Osterman, King, and Vice Chairwoman Hairston spoke in support of the ordinance.

On Item 2, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

3. O2023-891 A communication recommending a proposed ordinance regarding the authority to enter into and execute issuance of multi-family housing revenue bonds and other financial assistance to Mercy Housing Lakefront for acquisition of property and development of low-income housing at 1801 S. Wabash Avenue, located in the 3rd Ward.

Chairman Waguespack invited Kara Breems from the Department of Housing to explain the ordinance, which she did.

Ald. Dowell spoke in support of the ordinance.

Ald. Tunney asked about the trend in costs per unit, and Breems said increases are slowing.

On Item 3, Ald. Tunney moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

4. O2023-1015 A communication recommending a proposed ordinance regarding the authority to enter into and execute a redevelopment agreement with and issuance of multi-family housing revenue bonds or notes for Preservation of Affordable Housing, Inc., Levy House Preservation Associates LP, POAH Levy House GP for rehabilitation of low-income senior housing at 1221 W. Sherwin Avenue, located in the 49th Ward.

Chairman Waguespack invited Kara Breems from the Department of Housing to explain the ordinance, which she did.

On Item 4, Ald. Osterman moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

5. O2023-1013 A communication recommending a proposed ordinance regarding the authority to enter into and execute a correction of Sixty-Second Amending Agreement with SomerCor, Inc. for provision of additional grant funds for 119th/Halsted Redevelopment Project Area.

Chairman Waguespack invited Nora Curry from the Department of Planning and Development to explain the ordinance, which she did.

On Item 5, Ald. Quinn moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

6. O2023-1052 A communication recommending a proposed ordinance regarding the authority to enter into and execute a redevelopment agreement with and allocation of Tax Incremental Financing (TIF) funds to German American National Congress Chapter Chicago - North, and D.A.N.K. House d.b.a. DANK Haus German American Cultural Center for completion of certain improvements to the building at 4740 N. Western Avenue, located in the 40th Ward. TIF Amount: \$1,562,786

Chairman Waguespack invited Tim Jeffries from the Department of Planning and Development to explain the ordinance, which he did.

Ald. Dowell asked about the profit sharing provisions should the building be sold. Jeffries said the provisions are standard, and he provided further details.

Ald. Tunney asked for clarification on how long the building would need to be used as a cultural center, and Jeffries said 10 years.

On Item 6, Ald. Tunney moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

7. O2023-1053 A communication recommending a proposed ordinance regarding the authority to enter into and execute Redevelopment agreement with and provision of Neighborhood Opportunity Funds to Juan and Only LLC for development of restaurant, catering and shared event space at 5924 W. Chicago Ave and 5926 W. Chicago Avenue, located in the 29th Ward. TIF Amount:
\$1,892,928

Chairman Waguespack invited Tim Jeffries from the Department of Planning and Development to explain the ordinance, which he did. Chairman Waguespack invited Juan Teague with Juan and Only LLC to provide more detail, which she did.

Ald. Sadlowski-Garza spoke in support of the ordinance.

Ald. Tunney asked how local demographics would impact menu pricing, and Teague said they wouldn't.

Vice Chairwoman Hairston and Alds. Scott, Dowell, King, and Taliaferro spoke in support of the ordinance.

Chairman Waguespack asked about outdoor seating, and Ald. Taliaferro provided clarification.

On Item 7, Ald. Dowell moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

8. O2023-1029 A communication recommending a proposed ordinance regarding the authority to enter into and execute an intergovernmental agreement with Chicago Park District for allocation of Tax Increment Financing (TIF) funds for renovation of Clarendon Park fieldhouse at 4532-4534 and 4538 N. Clarendon Avenue, located in the 46th Ward. TIF Amount: \$1,400,000

Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.

Ald. Osterman asked when construction would be completed, and O'Reilly said probably in a year.

Ald. Dowell asked about construction at Metcalf Park, and O'Reilly said the project is in the queue.

Ald. King asked about the MBE/WBE on the Clarendon Park project, and O'Reilly said it would be the standard 25 percent and five percent, respectively. Ald. King asked for information on the general contractor, and O'Reilly said she would provide it through the Chair.

On Item 8, Ald. Napolitano moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

9. O2023-1040 A communication recommending a proposed ordinance regarding the authority to enter into and execute an intergovernmental agreement with Chicago Park District

for allocation of Tax Increment Financing (TIF) funds for landscaping and facility improvements at Cragin Park, 2611 N. Lockwood Avenue, located in the 31st Ward. TIF Amount: \$7,100,000

Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.

On Item 9, Ald. Reboyras moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

10. O2023-1041 A communication recommending a proposed ordinance regarding the authority to enter into and execute an intergovernmental agreement with Chicago Park District for allocation of Tax Increment Financing (TIF) funds for expansion of park boundaries and improvements at George Kells Park, 3201 W. Chicago Avenue, located in the 27th Ward.

TIF Amount: \$600,000

Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.

Ald. Burnett spoke in support of the ordinance.

On Item 10, Ald. Curtis moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

11. O2023-1044 A communication recommending a proposed ordinance regarding the authority to enter into and execute the first amendment of intergovernmental agreement with Chicago Park District ordinance to increase maximum available Tax Incremental Financing (TIF) funds for renovation of Riis Park fieldhouse at 6100 W. Fullerton Avenue, located in the 30th Ward.

\$3,500,000

TIF Amount:

Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.

Ald. Reboyras spoke in support of the ordinance.

On Item 11, Ald. Taliaferro moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.

12. O2023-1047 A communication recommending a proposed ordinance regarding the authority to enter into and execute fee exemptions, no-fee permits and associated fee waivers for all applications filed by Chicago Building Commission or its contractors for associated buildings, facilities and projects used for public or governmental purposes with quarterly reporting of waivers to Office of Budget and Management.

Chairman Waguespack invited James Borkman with the Public Buildings Commission to explain the ordinance, which he did.

Ald. Dowell asked when the previous waiver had expired. Borkman said 2019. Ald. Dowell asked if there were changes from the previous waiver. Borkman said some department names were updated and more specificity was provided on which permits were eligible for a waiver. Ald. Dowell asked if the ordinance included Chicago Public Schools, and Borkman said no.

On Item 12, Ald. Dowell moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote

13. Direct Introduction A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the months of January and February 2023.

Chairman Waguespack said Item 13 would be placed on file with the Clerk.

Ald. Tunney asked about the judgment in the Anaya case, and Chairman Waguespack noted that it was a jury verdict. Ald. Tunney asked that some background be provided through the Chair.

Ald. Ervin asked about a recent judgment regarding police overtime, and Chairman Waguespack said he would try to get more information from the Department of Law.

14. Direct Introduction A proposed order authorizing the payment of various small claims against the City of Chicago.

15. Direct Introduction A proposed order denying the payment of various small claims against the City of Chicago.

Chairman Waguespack said Items 14 and 15 would be placed on the Omnibus Agenda at City Council. There was no objection.

16. Direct Introduction One (1) proposed order authorizing two (2) Charitable Solicitation on the Public Way (Tag Day) permits:

A. The Nature Conservancy
Citywide
April 1 through November 30, 2023

B. American Civil Liberties Union
Citywide
April 1 through December 31, 2023

Chairman Waguespack said Item 16 would be placed on the Omnibus Agenda at City Council. There was no objection.

The Committee having no further business, on a motion by Vice Chairwoman Hairston, the meeting was adjourned at 11:47 am.

Respectfully submitted,

A handwritten signature in blue ink that reads "Scott Waguespack". The signature is written in a cursive style with a prominent initial "S" and a long, sweeping underline.

Scott Waguespack
Chairman, Committee on Finance