



CITY OF CHICAGO

COMMITTEE ON FINANCE

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET

CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL
CHAIRMAN

PHONE: 312-744-3380

Date: May 13, 2025

COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT APRIL 2025

Pursuant to Rule 45 of the City Council Rules of Order, the Committee on Finance submits the following Monthly Rule 45 Report for April 2025.

Date, Time & Location of

Meeting:

On April 11, 2025 at 10:00 a.m., the Committee on Finance held a committee meeting in City Council Chambers, City Hall, Chicago, Illinois.

Attendance:

The following members were present at the April 11, 2025 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34) – REMOTE, La Spata (1), Hopkins (2), Hall (6), Mitchell (7) - REMOTE, Harris (8) - REMOTE, Beale (9) - REMOTE, Lee (11), Ramirez (12) - REMOTE, Quinn (13), Lopez (15), Moore (17), Curtis (18), O'Shea (19), Taylor (20) - REMOTE, Mosley (21) - REMOTE, Rodriguez (22), Scott (24) - REMOTE, Sigcho-Lopez (25), Burnett (27), Ervin (28) - REMOTE, Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40) - REMOTE, Reilly (42), Knudsen (43), and Martin (47) - REMOTE.

The following member(s) were not present at the April 11, 2025 Committee on Finance meeting: Silverstein (50).

The following non-members were present at the April 11, 2025 Committee on Finance meeting: N/A

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On April at 10:00 a.m. Chairman Dowell called the committee meeting to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee members Conway, Mitchell, Harris, Beale, Ramirez, Taylor, Mosley, Scott, Ervin, and Vasquez. The motion was made by Alderman Rodriguez and the motion was so ordered. A subsequent Rule 59 motion to allow remote participation for Committee member Martin was made by Alderman Lee. Chairman Dowell then opened the floor to begin the public comment period and explained the

procedures for public comment. The following public speakers addressed the committee: Patricia Puente, Frank Chapman, Tiwon Sims, Jasmine Smith, Carolyn Ross, Darren Lewis, and George Blakemore. Chairman Dowell then noted that written public comment was received by the committee and sent to all members prior to the meeting. With no additional speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

The Committee on Finance addressed the following items, of which six items were passed.

- **March 2025 Rule 45 Reports** which passed the committee on a motion made by Alderman La Spata.

INTRODUCED BY DIRECT INTRODUCTION DURING THE APRIL 11, 2025 COMMITTEE ON FINANCE MEETING

- **A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the months of March 2025.**
 - **Item number 1 on the agenda was placed on file.**
- **Three (3) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:**
- **Nicole Banks, as Independent Administrator of the Estate of Dexter Reed v. City of Chicago, et al.;**
Case No. 24-cv-3271 (Northern District of Illinois) (Or2025-0015318) Amount: \$1,250,000
 - **Item number 2 (a)** on the agenda was explained by Caroline Fronczak, Deputy Corporation Counsel from the Department of Law. Motion to table was made by Alderman Reilly. The motion to table failed by a roll call vote of 13 yeas (Conway, Beale, Quinn, Lopez, O'Shea, Scott, Taliaferro, Cardona, Waguespack, Villegas, Sposato, Vasquez, and Reilly) to 16 nays (Dowell, La Spata, Hopkins, Hall, Harris, Lee, Ramirez, Moore, Taylor, Rodriguez, Sigcho Lopez, Burnett, Ervin, Rodriguez Sanchez, Quezada, and Mitts). The item DID NOT PASS by a roll call vote of 12 yeas (La Spata, Hall, Ramirez, Taylor, Mosley, Rodriguez, Sigcho Lopez, Burnett, Ervin, Rodriguez Sanchez, Quezada, and Mitts) and 15 nays (Dowell, Conway, Hopkins, Beale, Lee, Quinn, Lopez, Moore, O'Shea, Taliaferro, Waguespack, Villegas, Sposato, Reilly, and Knudsen). Alderman Curtis did not vote on the item due to provisions of Rule 14, as he has known the family for over 30 years.

DID NOT PASS COMMITTEE 4/11/25

DEFER AND PUBLISH CITY COUNCIL – 4/16/25 on motion of Aldermen Mitts and Ervin

- **Marianne Perper v. City of Chicago; Case No. 2024 L 5006 (Or2025-0016427)**
Amount: \$750,000
- **Item number 2 (b)** on the agenda was explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Quezada. The item passed by a voice vote of all members present.

PASS COMMITTEE 4/11/25

PASS CITY COUNCIL 4/16/25

- **Bryce Summary and Amy Summary v. City of Chicago, et al.; Case No. 22 L 5103 (Or2025-0016428)**
Amount: \$32,000,000
(\$20M paid by the City and \$12M paid by the City's insurance)
 - **Item number 2 (c)** on the agenda was explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Moore. The item passed by a voice vote of all members present, with the exception of Alderman Reilly who voted no on the item

PASS COMMITTEE 4/11/25

PASS CITY COUNCIL 4/16/25 – with the exception of Alderman Reilly who voted no on the item

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction)**
 - Item number 7 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 4/16/25

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction)**
 - Item number 8 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 4/16/25

- **One proposed order authorizing Charitable Solicitation on the Public Way (Tag Day) permit (Direct Introduction)**
 - A. Worldwide Wildlife Foundation**
Citywide
April 16, 2025 through June 30, 2025
 - Item number 9 on the agenda was placed on the omnibus with no objection from the Committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 4/16/25

INTRODUCED DURING THE FEBRUARY 19, 2025 CITY COUNCIL MEETING

- **A substitute ordinance amending Chapter 2-45 of the Municipal Code to authorize the issuance of non-invasive right-of-entry agreements (SO2025-0015544)**

- **Item number 6** on the agenda was explained by Kalpana Plomin, Deputy Commissioner from the Department of Planning and Development. Motion to accept the substitute was made by Alderman Quinn. Motion do pass made by Alderman Quinn. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 4/11/25

PASS COMMITTEE 4/11/25

PASS CITY COUNCIL 4/16/25

INTRODUCED DURING THE MARCH 12, 2025 CITY COUNCIL MEETING

- **A substitute ordinance authorizing the continuation of the Single Room Occupancy (SRO) Loan Program, the continuation of the grant agreement with Community Investment Corporation (CIC) and renaming the program to the SRO Preservation Fund. (SO2025-0015982)**
 - **Item number 3** on the agenda was explained by Aja Bonner, Assistant Commissioner from the Department of Planning and Development. Motion to accept the substitute was made by Alderman Rodriguez. Motion do pass made by Alderman Mitts. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 4/11/25

PASS COMMITTEE 4/11/25

PASS CITY COUNCIL 4/16/25

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Parks District for allocation of tax increment financing (TIF) funds from the Midwest TIF District for improvements at Douglass Park, located at 1401 S. Sacramento Drive in the 24th Ward (O2025-0015980) Amount not to exceed: \$4,700,000 TIF**
 - **Item number 4** on the agenda was explained by Beth O'Reilly, Deputy Budget Director from the Chicago Park District. Motion do pass made by Alderman Rodriguez. The item passed by a voice vote of all members present.

PASS COMMITTEE 4/11/25

PASS CITY COUNCIL 4/16/25

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Parks District for allocation of tax increment financing (TIF) funds from the Little Village Industrial Corridor TIF District for improvements at Piotrowski Park, located at 4247 W. 31st Street in the 22nd Ward (O2025-0015978) Amount not to exceed: \$8,000,000 TIF**
 - **Item number 5** on the agenda was explained by Beth O'Reilly, Deputy Budget Director from the Chicago Park District. Motion do pass made by Alderman Rodriguez. The item passed by a voice vote of all members present.

PASS COMMITTEE 4/11/25

PASS CITY COUNCIL 4/16/25

A complete recap of the meeting can be found at <https://vimeo.com/showcase/8928482/video/1074384722>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Quinn moved to adjourn. The Committee on Finance meeting adjourned at 12:53 pm.

**Date, Time &
Location of
Meeting:**

On April 14, 2025 at 10:00 a.m., the Committee on Finance held a TEFRA hearing in City Council Chambers, City Hall, Chicago, Illinois.

Attendance:

The following members were present at the April 14, 2025 Committee on Finance TEFRA hearing: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hall (6), Harris (8) - REMOTE, Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17), O'Shea (19), Taylor (20), Mosley (21) - REMOTE, Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Knudsen (43), and Martin (47).

The following member(s) were not present at the April 14, 2025 Committee on Finance meeting: Hopkins (2), Mitchell (7), Beale (9), Curtis (18), Rodriguez (22), Scott (24), and Reilly (42) and Silverstein (50).

The following non-members were present at the April 14, 2025 Committee on Finance meeting: Chico (10) and Fuentes (26).

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On April 14 at 10:00 a.m. Chairman Dowell called the TEFRA hearing to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee member Mosley. The motion was made by Alderman Quezada and with no objections was so ordered. A subsequent Rule 59 motion to allow remote participation of Committee member Harris was made by Alderman La Spata. With no speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, the Committee on Finance held a TEFRA hearing on the following items:

- The proposed issuance by the City of its not to exceed \$50,000,000 Chicago O'Hare International Airport Senior Special Facilities Revenue Bonds (TriPs Obligated Group), Series 2025 (the Series 2025 Bonds).

Following public comment and prepared remarks, the TEFRA hearing was concluded on April 14, 2025 at 10:15 am.

Date, Time &**Date, Time &****Location of****Meeting:**

On April 14, 2025 at 10:00 a.m., the Committee on Finance held a TEFRA hearing in City Council Chambers, City Hall, Chicago, Illinois.

Attendance:

The following members were present at the April 14, 2025 Committee on Finance TEFRA hearing: Chairman Dowell (3), Vice-Chairman Conway (34) , La Spata (1), Hopkins (2), Hall (6), Mitchell (7), Harris (8) - REMOTE, Lee (11), Ramirez (12) , Quinn (13), Lopez (15), Moore (17), O'Shea (19), Taylor (20), Mosley (21) - REMOTE, Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Knudsen (43), and Martin (47).

The following member(s) were not present at the April 14, 2025 Committee on Finance meeting: Beale (9), Curtis (18), Rodriguez (22), Reilly (42), and Silverstein (50).

The following non-members were present at the April 14, 2025 Committee on Finance meeting: Chico (10) and Fuentes (26).

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On April 14 at 10:16 a.m. Chairman Dowell called the TEFRA hearing to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee members Harris and Mosley. The motion was made by Alderman Quezada and with no objections was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. With no speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, the Committee on Finance held a TEFRA hearing on the following items:

- The City's plan of finance to issue its Multi-Family Housing Revenue Bonds (111 W. Monroe Project), Series 2025, (the "Bonds"). The maximum principal amount of the Bonds to be issued is \$40 million.

Following public comment and prepared remarks, the TEFRA hearing was concluded on April 14, 2025 at 10:21 am.

Location of Meeting:

On April 14, 2025 at 10:00 a.m., the Committee on Finance held a TEFRA hearing in City Council Chambers, City Hall, Chicago, Illinois.

Attendance:

The following members were present at the April 14, 2025 Committee on Finance TEFRA hearing: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6), Mitchell (7), Harris (8) - REMOTE, Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17), O'Shea (19), Taylor (20), Mosley (21) - REMOTE, Rodriguez (22), Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Knudsen (43), and Martin (47).

The following member(s) were not present at the April 14, 2025 Committee on Finance meeting: Beale (9), Curtis (18), Reilly (42), and Silverstein (50).

The following non-members were present at the April 14, 2025 Committee on Finance meeting: Chico (10) and Fuentes (26).

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On April 14 at 10:22 a.m. Chairman Dowell called the TEFRA hearing to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee members Harris and Mosley. The motion was made by Alderman Lee and with no objections was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. With no speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, the Committee on Finance held a TEFRA hearing on the following items:

- The City's plan of finance to issue its Multi-Family Housing Revenue Bonds (208 S. LaSalle Project) Series 2025, (the "Bonds"). The maximum principal amount of the Bonds to be issued is \$25 million.

Following public comment and prepared remarks, the TEFRA hearing was concluded on April 14, 2025 at 10:29 am.

Date, Time & Location of Meeting:

On April 14, 2025 at 10:00 a.m., the Committee on Finance held a committee meeting in City Council Chambers, City Hall, Chicago, Illinois.

Attendance:

The following members were present at the April 14, 2025 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6), Mitchell (7), Harris (8) - REMOTE, Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17), Curtis (18), O'Shea (19), Taylor (20), Mosley (21) - REMOTE, Rodriguez (22),

Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Ramirez Rosa (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Reilly (42), Knudsen (43), and Martin (47).

The following member(s) were not present at the April 14, 2025 Committee on Finance meeting: Beale (9), and Silverstein (50).

The following non-members were present at the April 14, 2025 Committee on Finance meeting: Chico (10) and Fuentes (26).

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On April 14 at 10:00 a.m. Chairman Dowell called the committee meeting to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee members Harris and Mosley. The motion was made by Alderman Quezada and the motion was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. The following public speaker addressed the committee: Tiwon Sims. With no additional speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

The Committee on Finance addressed the following items, of which six items were passed.

INTRODUCED DURING THE FEBRUARY 19, 2025 CITY COUNCIL MEETING

- **An ordinance approving the authority to issue Chicago O'Hare International Airport Senior Special Facilities Revenue Bonds, Series 2025 (O2025-0015555) Amount of Bonds Not to Exceed: \$50,000,000**
 - **Item number 1** on the agenda was explained by Brendan White, Assistant Commissioner from of Department of Finance, and Amber Ritter, Managing Deputy Commissioner of the Department of Aviation. Motion do pass made by Alderman O'Shea. The item passed by a voice vote of all members present.

PASS COMMITTEE 4/14/25

PASS CITY COUNCIL 4/16/25

INTRODUCED DURING THE MARCH 12, 2025 CITY COUNCIL MEETING

- **An ordinance concerning the issuance of financial assistance to 111 Monroe Affordable LP and 111 Monroe Market Landlord, LLC for acquisition, construction, rehabilitation and equipping of affordable and market rate housing projects at 111 W. Monroe Street in the 34th Ward (O2025-0016002)**
 - Amount Not to Exceed: \$40,000,000 Multi-Family Revenue Bonds**
 - Amount Not to Exceed: \$40,000,000 TIF**
 - **Item number 2** on the agenda was explained by Ryan Slattery, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Burnett. The item passed by a voice vote of all members present, with the exception of Aldermen Mitchell and Lopez who voted no on the item.

PASS COMMITTEE 4/14/25

PASS CITY COUNCIL 4/16/25 – with the exception of Alderman Lopez who voted no on the item

- **An ordinance concerning the issuance of financial assistance to 208 LaSalle Affordable LP and 208 LaSalle Market Landlord, LLC for acquisition, construction, rehabilitation and equipping of affordable and market rate housing projects at 208 S. LaSalle Street in the 42nd Ward (O2025-0016003)**

Amount Not to Exceed: \$25,000,000 Multi-Family Revenue Bonds

Amount Not to Exceed: \$26,000,000 TIF

- **Item number 3** on the agenda was explained by Dinah Wayne, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Villegas. The item passed by a voice vote of all members present, with the exception of Alderman Lopez who voted no on the item.

PASS COMMITTEE 4/14/25

PASS CITY COUNCIL 4/16/25 – with the exception of Alderman Lopez who voted no on the item

A complete recap of the meeting can be found at <https://vimeo.com/1074748870>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Ervin moved to adjourn. The Committee on Finance meeting adjourned at 12:05 pm.

Respectfully submitted by:



**Pat Dowell, Chairman
Committee on Finance**