



CITY OF CHICAGO

★
COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS
CITY COUNCIL
CITY HALL-ROOM 200
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN JASON C. ERVIN
CHAIRMAN

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COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS
MONTHLY RULE 45 REPORT
MAY 2025

Pursuant to Rule 45 of the City Council Rules of Order, the Committee on the Budget and Government Operations (CBGO) submits the following Monthly Rule 45 Report for MAY 2025 Meeting.

Date, Time & Location of Meeting: On May 19, 2025 at 1:00 P.M., the Committee on the Budget and Government Operations held a Meeting in City Hall, Council Chamber, 121 N. LaSalle Street, 2nd Floor.

Attendance: The following members were present: Chairman Ervin (28), La Spata (1), Dowell (3), Yancy (5), Mitchell (7), Quinn (13), Lopez (15), Moore (17), O'Shea (19), Mosley (21), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Taliaferro (29), Cardona (31), Rodriguez-Sanchez (33), Conway (34), Quezada (35), Sposato (38), Nugent (39), Vasquez (40), Reilly (42), Martin (47), Hadden (49) and Silverstein (50).

The following members attended virtually: Vice Chair Lee (11), Robinson (4), Harris (8), Mitts (37) and Knudsen (43).

The following members were absent: Yancy (5), Beale (9), Ramirez (12), Scott (24), Villegas (36), Napolitano (41).

Internal witnesses present: Michael Carey, Financial Planning Analyst, Department of Planning & Development (DPD) and Rey Phillips Santos, Assistant Corporation Counsel Senior, Law Department

External witness present: Reverend Marshall Hatch Jr. of MAAFA Redemption Project and Illinois Facilities Fund

The Committee on the Budget and Government Operations addressed the following items:

➤ **Approval of Monthly Rule 45 Report for April 2025**

- 1. Redevelopment Agreement with MAAFA Redemption Project Inc. to provide neighborhood opportunity funds for interior conversion of a church located at 4241 W. Washington Boulevard to the MAAFA Center for Arts and Activism in the 28th Ward.
(O2025-0015992)**
- 2. Transfer of funds within 9th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016402)**
- 3. Transfer of funds within 23rd Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016578)**
- 4. Transfer of funds within 26th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016129)**
- 5. Transfer of funds within Committee on Zoning, Landmarks, and Building Standards for Year 2025.
(O2025-0017187)**
- 6. Transfer of funds within 29th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016982)**
- 7. Transfer of funds within 30th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016980)**
- 8. Transfer of funds within 31st Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016084)**
- 9. Transfer of funds within Committee on Health and Human Relations for Year 2025.
(O2025-0016660)**
- 10. Transfer of funds within Committee on Economic, Capital and Technology Development for Year 2025.
(O2025-0016667)**
- 11. Transfer of funds within 45th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0016902)**

Chairman Ervin called meeting to order, took roll call, and recognized a quorum was present. He then made a Motion to allow Committee Members Vice Chair Lee, Aldermen Harris, Mitts and Knudsen to join virtually pursuant to Rule 59, so moved by Alderman Mosley. Chairman queried all in favor to signify by saying Aye, any opposed? Hearing no objections, the Chairman decreed the Ayes have it, duly recorded the Aldermen added to the roll for quorum and checked the monitor to confirm Alders' presence. Aldermen Hadden and Conway were next recognized in Chambers toward quorum. The Chair then opened the floor for public comments. The following speakers were acknowledged and given three minutes each for commentaries:

- Zoey Leigh
- George Blakemore

The public comment period was concluded and Chairman next called for Monthly Rule 45 Report for April 2025 be accepted, which had been electronically transmitted to all Members, so Moved by Alderman Lopez. Chairman queried all in favor signify by saying Aye, any opposed? He then declared, in the opinion of the Chair the Ayes have it, the Motion passes and affirmed the Rule 45 Report was approved.

Chairman next advanced the Agenda to address Item 1, a proposed ordinance concerning a Redevelopment Agreement with MAAFA Redemption Project Inc. to provide neighborhood opportunity funds for the interior conversion of a church located at 4241 W. Washington Boulevard to the MAAFA Center for Arts and Activism. Chairman recognized Mike Carey from DPD for the purpose of providing a presentation on the RDA. He briefly paused to acknowledge Alders O'Shea and Sigcho-Lopez for purposes of quorum, as well as Alderman Robinson's request to join via Zoom having provided necessary paperwork under Rule 59 and queried for a Motion to accept, so Moved by Alderman Dowell, further querying all in favor signify by saying Aye, any opposed? Hearing no opposition, acknowledged the Ayes have it and Alderman Robinson was added to the roll for quorum. Then the Chair called to verify Alderman Robinson presence, no response. The Chair next recognized the presenter and opened the floor for the RDA presentation.

The speaker greeted the Chairman and Body, and stated for the record that he was Mike Carey, Financial Planning Analyst for the Bureau of Economic Development with the Department of Planning & Development and that he was joined by the Reverend Marshall Hatch Jr. of MAAFA Redemption Project and member from this development team from the Illinois Facilities Fund. He conveyed being here today to request the Committee's approval of a Neighborhood Opportunity Fund Redevelopment Agreement for the MAAFA Redemption Project Inc. for the purpose of rehabilitating the former St. Barnabas Episcopalian Church, located at 4241 West Washington into the MAAFA for Arts and Activism, which will be known as the Max Center. The property is located at 4241 West Washington Boulevard within the West Garfield Park community area in the 28th Ward in the West Planning Region. He conveyed that Chairman Ervin was in support of the project. The presentation explained that the RDA would be structured so that 100% of the NOF funds will be dispensed at predetermined construction milestones after all equity and debt was exhausted. The project anticipates creation of 22 new full-time jobs, 56 part-time jobs and 20 construction jobs. The applicant will be required to follow all construction compliance policies, M/WBE prevailing wage and city residency. He conveyed DPD overall supports the project because it enhances social services for the community, creates new jobs and extends the life of the property. The MAAFA Redemption Project was formed in 2017 to provide workforce development, educational training and access to mental wellness services for at-risk young men in the West Garfield Park neighborhood. In 2024, MAAFA graduated its seventh cohort class of 34 young men and 35 young men will graduate this May as part of their eighth cohort. The project proposes to create 22 new full-time jobs and 56 part-time jobs. The full-time jobs include such positions as an Onsite Facilities Manager and Arts Director. St. Barnabus Episcopal Church was constructed in 1916 and MAAFA has been using the church since 2017. As you saw in the presentation, the current condition of the church is in need of repair and funding for this project will not only extend the life of the church but will preserve the classic aesthetics for future generations. Mr. Carey concluded the presentation and thanked the Body, bidding for its favorable consideration for support and acknowledged he and the Team welcome any questions.

Chairman thanked Mr. Carey, responded the Members may have, then paused the floor to recognize Alders Vasquez and Rodriguez in attendance for purposes of quorum, and again checked for Alderman Robinson's virtual attendance, hearing no response, conveyed he would check back. The Chairman then opened the floor, queried for questions and hearing none, acknowledged Alderman Taliaferro's Motion for Move Do Pass, requesting all in favor signify by saying Aye, any opposed? Recorded in the opinion of the Chair the Ayes have it, the matter is approved and would be reported out at the next City Council Meeting on Wednesday, May 21, 2025.

Following the vote, Alderman Robinson chimed in to confirm his virtual attendance, which was duly recorded, and added Alderman Knudsen was present and was also confirmed for virtual attendance. Chairman then conveyed that the final set of items, Items 2 through 11, were Transfers of Fund Ordinances. Substitutes are proposed for Item #2, the 9th Ward, Item #3, the 23rd Ward, Item #6, the 29th Ward and Item #9, for the Committee on Health and Human Relations, which substitute ordinances had been distributed to Committee Members, then queried for a Motion to accept the substitutes, so Moved by Alderman LaSpata. He queried for all in favor to signify by saying Aye, any opposed? He recorded that in the opinion of the Chair the Ayes have it and the Substitutes are before us so we will entertain a Motion to pass Items 2 through 11, which are Transfers of Funds in the 9th Ward, the 23rd Ward, the 26th Ward, Committee on Zoning, Landmarks and Building Standards, the 29th Ward, the 30th Ward, the 31st Ward, Committee on Health and Human Relations, Committee on Economic, Capital and Technology Development and the 45th Ward for Year 2025. So Moved by Alderman Quinn. The Chair then queried for all in favor to signify by saying Aye, any opposed? There were all Ayes, no Nays, the and the Motion was recorded as approved and to be reported out at the next regular City Council Meeting on Wednesday, May 21, 2025

The Committee on the Budget and Government Operations having no further business, on Motion made by Alderman Vasquez for adjournment, Chair acknowledged all Ayes and no Nays, and the meeting was adjourned at 1:25P.

(A video recording of the full meetings with committee members, internal and external experts, as well as any/all public speaking content can be reviewed on the Chicago City Clerk website under Committee Meeting Web Stream Archive dated May 19th.)

Respectfully submitted by:

A handwritten signature in dark ink, appearing to be 'JCE', written over a horizontal line.

Jason C. Ervin, Chairman
Committee on the Budget and Government Operations