

**COMMITTEE ON FINANCE
MONTHLY RULE 45 REPORT
November 2021**

On November 15, 2021, at 10:09 am, the Committee on Finance held a remote meeting pursuant to applicable law.

The following members were present: Hopkins, Dowell, King, Sawyer, Mitchell, Harris, Sadlowski-Garza, Thompson, Cardenas, Quinn, Burke, Lopez, Moore, O'Shea, Brookins, Tabares, Scott, Burnett, Ervin, Taliaferro, Reboyras, Austin, Villegas, Mitts, Sposato, Napolitano, Reilly, Smith, Tunney, Osterman, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: Beale and Curtis.

The following other alderpersons were present: Sigcho-Lopez, Cardona, and Nugent.

Chairman Waguespack opened the meeting with a statement regarding the impracticability of meeting in person. Chairman Waguespack took a roll call to establish a quorum, as reflected above.

Chairman Waguespack opened the floor for public comment. There was none.

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

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

2. O2021-4751 A communication recommending a proposed ordinance concerning the authority to enter into and execute a redevelopment agreement with Chicago Neighborhood Initiatives, Inc., for the use of general obligation bonds, tax increment financing (TIF) funds and other funds for environmental remediation and site preparation activities on various parcels of city-owned property in the 24th Ward. Amount: up to \$5,300,000.00

Chairman Waguespack invited Brian O'Donnell with the Department of Housing to explain the ordinance, which he did.

Ald. Lopez asked about requirements that city residents perform construction work and when those requirements had been waived in the past. O'Donnell said he did not know. Ald. Scott said that on this project, a community partner is successfully assisting with worker recruitment. Ald. Lopez asked why the waiver provision was in the ordinance if the community partner was so successful. O'Donnell said it was standard language. Ald. Lopez said waivers should be limited.

Ald. Osterman spoke in support of the ordinance.

Ald. Burnett spoke in support of the ordinance and asked about the type of housing being built. O'Donnell said they are all single family homes.

Ald. Dowell asked if this is under the City Lots for Working Families Program and asked about spending City funds for environmental remediation. O'Donnell said it is not under the City Lots program, Ald. Dowell asked if spending on remediation would reduce costs for the buyers, and O'Donnell said it would. Ald. Dowell asked about home price points. Chicago Neighborhood Initiatives President David Doig said it would be \$220,000 to \$230,000. Ald. Dowell expressed support for the ordinance.

Ald. Ervin expressed support for the ordinance.

Ald. King asked if there is a cap on the land sale price. O'Connell said they would be capped to be affordable at 120% of the area median income. Doig said their mission is to ensure the homes are affordably priced for North Lawndale. Ald. King said she wants to make sure affordability is maintained in the community and expressed support for the ordinance.

Ald. Scott spoke in support of the ordinance.

On Item 2, Ald. King moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.

3. O2021-4752 A communication recommending a proposed ordinance concerning the authority to enter into and execute a redevelopment agreement with Conservatory Apartments, LLC, Interfaith Housing Development Corporation of Chicago for the use of tax increment financing (TIF) funds for construction of affordable housing located at 414 N Central Park Ave in the 27th Ward. Amount: up to \$3,500,000.00

Chairman Waguespack invited Jim O'Connell from the Department of Housing to explain the ordinance, which he did.

Ald. Lopez reiterated his concern over the city resident construction waiver provision. O'Connell said he did not recall a general contractor ever receiving a waiver in his four years with the Department, but he would provide through the Chair information on those who have been fined for failing to meet the requirement.

Ald. Burnett spoke in support of the ordinance. Chairman Waguespack spoke in support of Deborah's Place's involvement with the project.

Ald. Ervin spoke in support of the ordinance. Ald. Scott spoke in support of the ordinance.

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

4. Direct Introduction A communication transmitting reports of cases in which judgments or settlements were entered into for the month of October 2021.

Chairman Waguespack said Item 4 would be placed on file with the Clerk.

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

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

Chairman Waguespack said Items 5 and 6 would be placed on the Omnibus Agenda at City Council. There was no objection.

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

- A. Children International, Inc.
Citywide
November 18, through December 31, 2021

Chairman Waguespack said Item 7 would be placed on the Omnibus Agenda at City Council. There was no objection.

Chairman Waguespack moved to the Supplemental Agenda. Chairman Waguespack said Supplemental Item 1F would be held in Committee.

1. Six (6) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:

- A. David Brown, Independent Administrator of the Estate of Julia Lynn Callaway, Deceased, v. Curtis Pugh, City of Chicago, a municipal corporation, Matthew Coffey, John O'Brien, Brian Raniere, Lloyd Hardman, Jr., Adam Purcelli, and Arnetta Moore., cited as 18 L 8599; (J. Senechalle). Amount: \$2,000,000.00

Chairman Waguespack invited Jeff Levine with the Department of Law to explain the settlement, which he did.

Ald. Hopkins asked if tort immunity factored into the settlement. Mimi Reuther with the Department of Law explained tort immunity and said the Plaintiff is alleging conduct beyond tort immunity.

Ald. Osterman asked if there was a gun in the car, and Levine said no.

Ald. Thompson asked if the case was being litigated by in house counsel, and Levine said yes. Ald. Thompson asked if the original demand was \$5 million, and Levine said yes.

Ald. Lopez asked what Defendant Pugh would be paying. Levine said the insurer for the owner of the car paid \$90,000, and Pugh has no assets and is in prison. Ald. Lopez expressed sympathy for the family of the victim but frustration that the City would be paying such a sum. Ald. Lopez expressed opposition to the settlement.

Ald. Quinn expressed opposition to the ordinance.

On Supplemental Item 1A, Ald. Osterman moved do pass by the roll call used to establish quorum. Motion carried on a voice vote, with Aids. Quinn, Lopez, Tabares, and Reboyras voting “no.”

B. Michael Williamson v. Officer Wilfredo Ortiz, and City of Chicago., cited as 18 C 2028; (N.D. Ill.) (J. Seeger). Amount: \$250,000.00

Chairman Waguespack invited Jeff Levine with the Department of Law to explain the settlement, which he did.

Ald. Reboyras asked clarifying questions about a previous settlement for the Plaintiff, and Levine provided clarity. Ald. Reboyras expressed opposition to the settlement.

On Supplemental Item 1B, Ald. Burnett moved do pass by the roll call used to establish quorum. Motion carried on a voice vote, with Ald. Reboyras voting “no.”

C. Central Austin Neighborhood Association and ACLU of Illinois v. City of Chicago, et al., cited as 11 CH 37299; (J. Neil Cohen). Amount: \$250,000.00

Chairman Waguespack invited Jeff Levine with the Department of Law to explain the settlement, which he did.

Ald. Lopez asked questions about various settlements and how they might be impacted by proposed ordinances. Levine said that as a general matter, there is not a rule prohibiting passage of an ordinance or implementation of a consent decree while litigating a lawsuit. Ald. Lopez said he would reluctantly support the settlement.

Ald. Thompson asked about the interplay between the settlement and the police consent decree, and Levine provided an explanation. Tyeesha Dixon with the Department of Law provided additional explanation. Ald. Thompson asked what would happen if the City did not comply with the settlement, and Levine provided the information.

On Supplemental Item 1C, Ald. Lopez moved do pass by the roll call used to establish quorum. Motion carried on a voice vote, with Ald. Hopkins voting “no.”

D. Lavelle Taylor v. City of Chicago, et al., cited as 17 C 3642; (N.D. Ill., J. Wood). Amount: \$175,000.00

Chairman Waguespack invited Jeff Levine with the Department of Law to explain the settlement, which he did.

On Supplemental Item 1D, Ald. Thompson moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.

E. Johnson v. Winstead et al., cited as 15 C 7177; (N.D. Ill.) (J. Feinerman). Amount: \$300,000.00

