



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: January 8, 2025

COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT DECEMBER 2024

Pursuant to Rule 45 of the City Council Rules of Order, the Committee on Finance submits the following Monthly Rule 45 Report for December 2024.

Date, Time & Location of

Meeting:

On December 10, 2024 at 9:00 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 December 10, 2024 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2) - REMOTE, Hall (6) - REMOTE, Mitchell (7) - REMOTE, Harris (8), Beale (9), Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17), O'Shea (19), Taylor (20) - REMOTE, Mosley (21) - REMOTE, Rodriguez (22), Scott (24) - REMOTE, Sigcho-Lopez (25) - REMOTE, Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33) - REMOTE, Ramirez Rosa (35), Villegas (36) - REMOTE, Mitts (37) - REMOTE, Vasquez (40), Reilly (42), Martin (47), and Silverstein (50).

The following member(s) were not present at the December 10, 2024 Committee on Finance meeting: Curtis (18), Sposato (38), and Knudsen (43).

The following non-members were present at the December 10, 2024 Committee on the Finance meeting: Manaa-Hoppenworth (48), and Hadden (49)

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On December 10, at 9:00 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 Hopkins, Hall, Mitchell, Taylor, Mosley, Scott, Sigcho-Lopez, Rodriguez-Sanchez, and Villegas. The motion was made by Alderman Silverstein and with no objections was so ordered. A subsequent Rule 59 motion to allow Alderman Hall to participate remotely was made by Alderman La Spata. The final Rule 59 motion to allow Alderman Mitts to participate remotely was made by Alderman O'Shea. 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: Zoe Leigh, Teaira Conway, Brenda Ward, Wallace “Gator” Bradley, Adrienne Alexander and Pasquale Gianni. With no additional speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

The Committee on Finance addressed the following item, which was passed.

INTRODUCED DURING THE OCTOBER 30, 2024 CITY COUNCIL MEETING

- **A substitute ordinance amending Municipal Code Titles 3, 4, 9, and 10 which relates to revenue derived from certain taxes, fines and fees (2025 Municipal Code Revenue Ordinance) and authorizing the levy of real estate taxes for the City of Chicago for Fiscal Year 2025. (SO2024-0013671)**
 - **Item number 1** on the agenda was explained by Budget Director Annette Guzman, CFO Jill Jaworski, and Comptroller Chasse Rehwinkel. Motion to accept the substitute was made by Alderman Rodriguez, which passed by a roll call vote of 21 yeas to 7 nays (Y – Chairman Dowell, Vice Chair Conway, Aldermen La Spata, Hall, Mitchell, Harris, Lee, Ramirez, Moore, O’Shea, Taylor, Mosley, Rodriguez, Sigcho Lopez, Burnett, Ervin, Taliaferro, Rodriguez Sanchez, Ramirez Rosa, and Martin. N – Aldermen Beale, Quinn, Lopez, Cardona, Waguespack, Reilly, and Silverstein). Motion do pass made by Alderman Rodriguez. The item passed by a roll call vote of 14 yeas to 12 nays (Chairman Dowell, Aldermen La Spata, Hall, Harris, Ramirez, Moore, Taylor, Rodriguez, Sigcho Lopez, Burnett, Ervin, Taliaferro, Ramirez Rosa, and Vasquez. N – Vice Chair Conway, Aldermen Beale, Lee, Quinn, Lopez, O’Shea, Cardona, Waguespack, Villegas, Reilly, Martin, and Silverstein)

SUBSTITUTED IN COMMITTEE 12/10/24

PASS COMMITTEE 12/10/24

DEFERRED AND PUBLISHED CITY COUNCIL 12/11/24

PASS CITY COUNCIL 12/16/24 – By a vote of 27 yeas to 23 nays (Y – Aldermen Burnett, Clay, Coleman, Cruz, Dowell, Ervin, Fuentes, Gutierrez, Hadden, Hall, Harris, La Spata, Manaa-Hoppenworth, Mitchell, Mitts, Moore, Mosley, Ramirez, Ramirez-Rosa, Robinson, Rodriguez Sanchez, Rodriguez, Sigcho Lopez, Sposato, Taliaferro, Taylor, and Yancy. N – Aldermen Beale, Cardona, Chico, Conway, Curtis, Gardiner, Hopkins, Knudsen, Lawson, Lee, Lopez, Martin, Napolitano, Nugent, O’Shea, Quinn, Reilly, Scott, Silverstein, Tabares, Vasquez, Villegas, and Waguespack).

A complete recap of the meeting can be found at <https://vimeo.com/1037595158>.

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 10:11 am.

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

On December 12, 2024, at 11:10 a.m., the Committee on Finance meeting in City Council Chambers, City Hall, Chicago, Illinois.

Attendance:

The following members were present at the December 12, 2024 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6), Mitchell (7), Harris (8), Beale (9), Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17) - REMOTE, Curtis (18) - REMOTE, O'Shea (19), Taylor (20) - REMOTE, Mosley (21) - REMOTE, Rodriguez (22), Scott (24) - REMOTE, Sigcho-Lopez (25), Burnett (27), Ervin (28) - REMOTE, Waguespack (32), Rodriguez Sanchez (33) - REMOTE, Ramirez Rosa (35), Villegas (36), Mitts (37) - REMOTE, Sposato (38), Vasquez (40) - REMOTE, Reilly (42), Knudsen (43) - REMOTE, Martin (47), and Silverstein (50).

The following member(s) were not present at the December 12, 2024 Committee on Finance meeting: Taliaferro (29), and Cardona (31).

The following non-members were present at the December 12, 2024 Committee on the Finance meeting: Tabares (23), Manaa-Hoppenworth (48), and Hadden (49).

CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT

On December 12, 2024 at 11:10 a.m. Chairman Dowell called the Committee on Finance 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 Moore, Curtis, Taylor, Mosley, Scott, Rodriguez Sanchez, Mitts, Vasquez, and Knudsen. The motion was made by Alderman Mitchell and with no objections was so ordered. A subsequent Rule 59 motion to allow remote participation of Committee member Ervin was made by Alderman Beale, 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. The following public speakers addressed the committee: Danny Villalobos, Jamie Grath Searle, Brenda Alford, Joann Williams, Tina James, Julio Paz, George Blakemore, Mark Kirmcich, Ernest Brown, Jeff Head, Cornellius Squalls, Wallace "Gator" Bradley, Brendan Sullivan and Ms. Lawrence. 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 eighteen items were passed.

- **October and November 2024 Rule 45 Reports** which passed the committee on a motion made by Alderman La Spata.

INTRODUCED BY DIRECT INTRODUCTION DURING THE DECEMBER 12, 2024 COMMITTEE ON FINANCE MEETING

- **A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the months of October and November 2024.**
 - **Item number 13 on the agenda was placed on file.**

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction)**

- Item number 15 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 12/13/24

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction)**

- Item number 16 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 12/13/24

- **Two proposed orders authorizing Charitable Solicitation on the Public Way (Tag Day) permit (Direct Introduction)**

**A. Planned Parenthood Federation of America
Citywide
January 1, 2025 through June 30, 2025**

**B. American Civil Liberties Union
Citywide
January 1, 2025 through June 30, 2025**

- Item number 17 on the agenda was placed on the omnibus with no objection from the Committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 12/13/24

- **An ordinance concerning the First Amendment to the 63rd/Pulaski Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 13th and 23rd Wards (O2024-0014432)**

- **Item number 1** on the addendum was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24

PASS CITY COUNCIL 12/16/24

INTRODUCED DURING THE OCTOBER 9, 2024 CITY COUNCIL MEETING

- **A substitute ordinance, introduced by Alderman Raymond Lopez (15th Ward) and Alderman Pat Dowell (3rd Ward), amending Municipal Code Chapter 1-19 subjecting all recipients of settlements or payments of claims to indebtedness check by City Comptroller (SO2024-0013138)**

- **Item number 14** on the agenda was explained by First Deputy Director Joel Flores from the Department of Finance. A motion to accept the substitute was made by Alderman Beale. Motion do pass made by Alderman Moore. The item passed by a voice vote of all members present.

SUBSTITUTED IN COMMITTEE 12/12/24
PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

INTRODUCED DURING THE OCTOBER 30, 2024 CITY COUNCIL MEETING

- **A substitute ordinance establishing Casa Yucatan 4% LP as the developer and issuing Multi-Family program funds and other financial assistance to Casa Yucatan 4% LP for 4% Project at 1609 W. 21st Place in the 25th Ward (SO2024-0013660)**

Amount not to exceed: \$13,411,450. Multi-Family
Amount not to exceed: \$ 9,622,794. HOME

- **Item number 1** on the agenda was explained by Vonetta Jones, Financial Planning Analyst from the Department of Housing. A motion to accept the substitute was made by Alderman Mitchell. Motion do pass made by Alderman Sigcho Lopez. The item passed by a voice vote of all members present.

SUBSTITUTED IN COMMITTEE 12/12/24
PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

- **A substitute ordinance establishing Casa Yucatan LP as the developer and issuing Multi-Family program funds and other financial assistance to Casa Yucatan LP for 9% Project at 1609 W. 21st Place in the 25th Ward (SO2024-0013661)**

Amount not to exceed: \$2,425,192. Multi-Family

- **Item number 2** on the agenda was explained by Vonetta Jones, Financial Planning Analyst from the Department of Housing. A motion to accept the substitute was made by Alderman La Spata. Motion do pass made by Alderman Sigcho Lopez. The item passed by a voice vote of all members present.

SUBSTITUTED IN COMMITTEE 12/12/24
PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

INTRODUCED DURING THE DECEMBER 2, 2024 CITY COUNCIL MEETING

- **An ordinance concerning the porting of Tax Increment Financing (TIF) funds from the Cicero Archer and Midway Industrial Corridor TIFs into the Cicero Stevenson TIF in connection to the proposed redevelopment of LeClaire Courts North at 4400 S. Cicero Avenue in the 22nd Ward (O2024-0014174)**

Amount not to exceed: \$5,500,000. 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 Burnett.

PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

- **An ordinance amending the authorizing ordinance for a Redevelopment Agreement with Hudson Michigan Avenue Owner LLC to provide Tax Increment Financing (TIF) funds for improvements at Hudson House, located at 2222 S. Michigan Avenue in the 3rd Ward (O2024-0014205)**
Amount not to exceed: \$10,000,000. TIF
 - **Item number 4** on the agenda was Jeffrey Cohen, Deputy Commissioner in the Department of Planning and Development. Motion do pass made by Alderman Moore. The item passed by a voice vote of all members present.

PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

- **An ordinance amending the authorizing ordinance for a Redevelopment Agreement with BR Congress Owner (BRCO), LLC and Congress Theater NFP, to provide Tax Increment Financing (TIF) funds for improvements at the Congress Theater located at 2135 N. Milwaukee Avenue in the 1st Ward (O2024-0014215)**
Amount not to exceed: \$27,250,000. TIF
 - **Item number 5** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner in the Department of Planning and Development. Motion do pass made by Alderman La Spata. The item passed by a voice vote of all members present.

PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the Second Amendment to the Englewood Neighborhood Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 6th, 16th, 17th and 20th Wards (O2024-0014177)**
 - **Item number 6** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the First Amendment to the Lawrence/Kedzie Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 33rd and 39th Wards (O2024-0014206)**
 - **Item number 7** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24
PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the Fourth Amendment to the Lake Calumet Area Industrial Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 7th, 9th and 10th Wards (O2024-0014207)**

- **Item number 8** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24

PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the Fifth Amendment to the Central West Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 27th and 34th Wards (O2024-0014208)**

- **Item number 9** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24

PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the First Amendment to the South Chicago Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 7th and 10th Wards (O2024-0014210)**

- **Item number 10** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24

PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the First Amendment to the Lawrence/Broadway Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 46th, 47th and 48th Wards (O2024-0014212)**

- **Item number 11** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24

PASS CITY COUNCIL 12/16/24

- **An ordinance concerning the Fourth Amendment to the Belmont/Central Tax Increment Financing (TIF) Redevelopment Plan and Project to revise the expiration date in the 30th, 31st and 36th Wards (O2024-0014214)**

- **Item number 12** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Ervin.

PASS COMMITTEE 12/12/24

PASS CITY COUNCIL 12/16/24

A complete recap of the meeting can be found at <https://vimeo.com/1038078033>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Sposato moved to adjourn. The Committee on Finance meeting adjourned at 1:07 pm.

Respectfully submitted by:



**Pat Dowell, Chairman
Committee on Finance**