

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

**On July 7, 2021, at 10:00 am, the Committee on Finance held a remote meeting pursuant to applicable law.**

The following members were present: Hopkins, Dowell, King, Sawyer, Mitchell, Beale, Thompson, Quinn, Burke, Lopez, Moore, Scott, Burnett, Ervin, Taliaferro, Reboyras, Austin, Villegas, Mitts, Sposato, Napolitano, Smith, Tunney, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: Harris, Sadlowski-Garza, Cardenas, Curtis, O'Shea, Brookins, Tabares, Reilly, and Osterman.

The following additional alderman was present: Cardona.

*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.*

*Chairman Waguespack opened a public hearing on a boundary change for Chicago's Illinois Enterprise Zone I and read the legal notice.*

*Chairman Waguespack introduced Project Manager Beth McGuire with the Department of Planning and Development to explain the expansion, which she did.*

*Ald. Tunney asked about the history of the enterprise zone, and McGuire provided the background. Ald. Tunney asked about the benefits of the enterprise zone, and McGuire provided the information.*

*Ald. Smith asked what benefits the developer would seek. Darren Sloniger, President of The Marquette Companies, explained what is motivating the boundary change. Ald. Smith asked about the rents of the apartments. Sloniger said the new construction would be market rate, but the rehabilitated section would have some affordable units. Ald. Smith expressed support for the boundary change.*

*Ald. Austin asked if any other enterprise zone was impacted, and McGuire said no.*

*Ald. Moore asked about the decision making process for amending enterprise zone boundaries, and McGuire provided the information. Ald. Moore asked if the project would not move forward without the change, and McGuire said that was her understanding. Chairman Waguespack referred back to the legal process for expanding an enterprise zone.*

*Ald. Thompson asked about unit count and make-up, and McGuire provided the information. Ald. Thompson asked about the market-rate rents, and Sloniger said it was about \$3.20 per square foot. Ald. Thompson asked if there was Tax Increment Financing money for the project, and Sloniger said no. Ald. Thompson asked how much sales tax The Marquette Companies*

would save, and Sloniger said about \$2 million. Ald. Thompson asked how many construction jobs would be created, and Sloniger said less than 500. Ald. Thompson asked how much property tax revenue would be created, and McGuire said about \$2 million annually. Ald. Ervin clarified that the City would only be giving up its portion of the sale tax revenue and expressed his support for the boundary change. Ald. Thompson expressed support for the boundary change.

Ald. Scott asked how long the process took, and McGuire provided the information.

Ald. Tunney asked if the developer was required to hold the property for a certain period, and Sloniger said no, but The Marquette Companies develops and holds property as their business model.

Chairman Waguespack closed the public meeting at 10:42 am.

**On July 19, 2021, at 10:02 am, the Committee on Finance held a remote meeting pursuant to applicable law.**

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

The following members were absent: Sawyer, Cardenas, Scott, Villegas, and Napolitano.

The following additional alderman was present: Cappleman

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.

Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, Chairman Waguespack opened a hearing regarding a plan of finance to issue its Chicago O'Hare International Airport General Airport Revenue Bonds, Passenger Facility Charge Revenue Bonds, Credit Agreement Loan Notes, and Commercial Paper Notes. Chairman Waguespack read the legal notice and introduced it into the record as Exhibit 1. Chairman Waguespack opened the floor for written and oral public comment. There was none.

Ald. Ervin asked if the topic would be revisited by the Committee. Jack Brofman, Deputy Comptroller with the Department of Finance, noted that these inducements had already been approved by the City Council, but the federal tax code requires a new hearing after three years. Ald. Ervin asked if any changes have been made to the bond teams working for the City on these inducements, and Brofman said no. Ald. Ervin suggested that those bond teams might need to be reviewed.

Chairman Waguespack closed the hearing at 10:18 am.

**On July 19, 2021, at 10:18 am, the Committee on Finance held a remote meeting pursuant to applicable law.**

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

The following members were absent: Cardenas and Villegas.

The following additional alderpersons were present: Sigcho-Lopez and Cappleman.

*Chairman Waguespack opened the floor for public comment. Ryan O'Donnell spoke in favor of ticketing and towing reform.*

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

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

2. O2021-2879 A communication recommending a proposed ordinance regarding the authority to amend Municipal Code Sections 2-32-520 and 2-32-525 regarding city investment policy provisions.

*Chairman Waguespack invited Treasurer Melissa Conyears-Ervin to explain the ordinance, which she did.*

*Ald. Ervin asked if it was possible to further decrease the collateralization requirements for smaller banks. Conyears-Ervin said her office would continue to look into that.*

*Ald. Osterman commended Conyears-Ervin for her leadership on the issue.*

*Ald. Austin asked how these changes would benefit constituents. Conyears-Ervin said one of the bigger issues her office has is that some banks do not apply to be municipal depositories, but she would reach out personally to some of the smaller banks. Chairman Waguespack noted that Comptroller Reshma Soni was also in the meeting.*

*Ald. Smith asked if taxpayers are ever at risk of losing money through municipal depositories and what safeguards are in place. Conyears-Ervin said the City's money is collateralized at 100 percent.*

*Ald. Sadlowski-Garza noted banks in her ward for further outreach and commended Conyears-Ervin for her work.*

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

3. O2021-2643 A communication recommending a proposed ordinance regarding the authority to amend Municipal Code Section 3-56-041 extending the reduced-term wheel tax licenses pilot program, until July 31, 2022.

*Chairman Waguespack invited Riley Bowlin, Chief Operating Officer with the City Clerk's Office, to explain the ordinance, which he did.*

*Ald. Austin asked for clarification on costs for vehicle owners, and Bowlin provided the information. Chairman Waguespack asked for outreach materials for the program, and Bowlin said he would provide them.*

*Ald. Lopez asked how much the program has cost the City, and Bowlin said it has actually generated about \$700,000 in additional revenue. Ald. Lopez asked if there was a ward-by-ward breakdown of who takes advantage of the program, and Bowlin said he would provide it through the Chair.*

*Ald. Curtis and Ald. Mitts expressed support for the ordinance.*

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

4. O2021-2893 A communication recommending a proposed ordinance regarding the authority to declare intent to issue multi-family housing revenue bonds for RS Roosevelt Square 3B project to RS Affordable I LLC, LR Development Company LLC, for rehabilitation and new construction on CHA properties located at 1002 South Racine Ave, 1257 West Roosevelt Road, 1357 West Roosevelt Road, 908-919 South Ada Street, 1306 West Taylor Street and other various properties located in the 25<sup>th</sup> and 28<sup>th</sup> Wards

*Chairman Waguespack invited Anna Booth with the Department of Housing to explain the ordinance, which she did.*

*Ald. Moore asked if the developer had changed, and Booth said no. Ald. Moore asked if anyone from the development team was at the meeting. Chairman Waguespack said no, but he would try to get someone. Ald. Ervin asked Ald. Moore to pose his question now and see if City staff or other alderpersons could answer. Ald. Moore asked about the affordable sales and minority participation. Ald. Ervin addressed those questions.*

*Ald. Ervin and Ald. Sigcho Lopez expressed support for the ordinance.*

*On Item 4, Vice Chairwoman Hairston moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

5. O2021-2157 A communication recommending a proposed ordinance regarding the authority to amend and enlarge Chicago Enterprise Zone No. 1 conditioned on state approval of modification.

*Chairman Waguespack invited Beth McGuire, Project Manager with the Department of Planning and Development, to explain the ordinance, which she did.*

*Chairman Waguespack noted that the Committee held a public hearing on the ordinance July 7.*

*Ald. Burnett and Ald. Ervin expressed support for the ordinance.*

*Ald. Scott asked which building was impacted, and Ald. Ervin answered the question. Ald. Scott expressed support for the ordinance.*

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

6. O2021-2898 A communication recommending a proposed ordinance regarding the Bronzeville Lakefront Infrastructure Agreement with GRIT Chicago LLC for City-owned public improvements including a park along East 31st Street on the former Michael Reese Hospital campus.

*Chairman Waguespack invited Tim Jeffries, Deputy Commissioner with the Department of Planning and Development, to explain the ordinance, which he did.*

*Ald. Thompson asked what money is funding the project. Jeffries said it was normal City capital funds, not Tax Increment Financing funds. Ald. Thompson asked what work is funded by TIF, and Jeffries said site remediation. Ald. Thompson asked what the future increment would be used for. Jeffries said the TIF expires in 2024.*

*Ald. Beale asked who the anchor tenant would be, and Jeffries provided the information. Ald. Beale asked how many people they would employ. David Doig with CNI said the first tenant would employ several hundred employees. Ald. Beale asked if other tenants had been signed, and Doig said no. Ald. Beale expressed support for the ordinance.*

*Ald. Hopkins asked how much public money was allocated on the project. Jeffries said up to \$91 million.*

*Ald. Moore expressed support for the ordinance. Jeffries said the ordinance improved due to Ald. King's involvement.*

*Ald. Burnett expressed support for the ordinance.*

*Ald. Dowell asked about the affordable housing component and how the development will connect with the rest of the community. Jeffries said the developer will meet the Affordable Housing Ordinance requirements on site. Jeffries also noted other community benefits. Ald. Dowell asked if the new streets would connect to the existing grid, and Jeffries said they would.*

*Vice Chairwoman Hairston expressed support for the ordinance.*

*Ald. Scott asked if the park would have a fieldhouse. Ald. King said it would be open space. Ald. Scott asked which schools are nearby, and Ald. King provided the information. Ald. Scott expressed support for the ordinance.*

*Ald. King praised the ordinance and requested the Committee's favorable consideration.*

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

7. SO2020-161 A communication recommending a proposed substitute ordinance regarding the authority to amend Municipal Code Title 7 by adding new Chapter 7-60 entitled “Plastic-Free Water Ordinance”.

*On Item 7, Ald. Austin moved to accept the substitute by the roll call used to establish quorum. Motion carried on a voice vote. Chairman Waguespack held the item in Committee*

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

*Chairman Waguespack said Item 8 would be placed on file with the Clerk.*

*Ald. Lopez asked if someone from the Department of Law could address the settlements. Deputy Corporation Counsel Jeff Levine said he had not had an opportunity to review the list. Ald. Lopez asked that, in the future, someone from the Department of Law be prepared to discuss the list. Chairman Waguespack asked if there were specific items that required follow-up. Ald. Lopez asked about two verdicts against the City. Levine offered to meet later to follow up. Ald. Lopez requested a summary through the Chair, and Levine said they would generate one.*

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

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

*Chairman Waguespack said Items 9 and 10 would be placed on the Omnibus Agenda at City Council. There was no objection.*

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

- A. Knights of Columbus Illinois State Council  
Citywide  
September 17-19, 2021

*Chairman Waguespack said Item 11 would be placed on the Omnibus Agenda at City Council. There was no objection.*

*Chairman Waguespack moved to the Supplemental Agenda, starting with Item 1C.*

1. Three proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:

- C. Jane Doe v. City of Chicago and William Whitley, cited as 19 CV 7375 (J. Coleman.)  
Amount: \$300,000

*Chairman Waguespack introduced Deputy Corporation Counsel Jeff Levine to explain the settlement, which he did.*

*Ald. Sposato noted that the perpetrator would likely be in prison for the rest of his life.*

*Ald. Thompson asked if the perpetrator was also part of the suit, and Levine said he was. Ald. Thompson asked about the status of the perpetrator's pension, and Levine said it is now in a trust fund benefiting the victim.*

*On Item 1C, Ald. Lopez moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

B. Jwan Yawer McGregor, as Independent Administrator of the Estate of Shawn Yawer v. City of Chicago, et al., cited as 16 CV 4956 (J. Cox). Amount: \$400,000

*Chairman Waguespack introduced Deputy Corporation Counsel Jeff Levine to explain the settlement, which he did.*

*Ald. Sposato asked if anyone from the Chicago Police Department was present at the meeting, and Levine said no. Ald. Sposato asked if the City was admitting responsibility for the plaintiff's suicide. Levine said no, but police are alleged to have used excessive force on the plaintiff, and the plaintiff would likely be viewed very favorably by a jury. Ald. Sposato noted that many of the officers involved had a complimentary history with the department. Levine noted settlements are brought before the Committee when the Department of Law believes they are in the best financial interests of the City.*

*Ald. Thompson said he had reservations regarding the settlement.*

*Ald. Lopez asked if there was body camera video, and Levine said this case predates body cameras. Ald. Lopez asked if there was a Monell claim related to this case. Levine said he was not sure, but there is a claim of various physical injuries allegedly inflicted by the police. Ald. Lopez asked if police were consistent in their statements, and Levine said yes, but the plaintiff would allege those statements are incorrect.*

*Ald. King asked what the roommate of the plaintiff testified, and Levine provided the information. Ald. King asked about the history of complaints against the officer the plaintiff was alleged to have pushed, and Levine said he had one sustained complaint in 2005 that was not related to use of force.*

*Chairman Waguespack asked questions related to the timeline of the suit, and Levine provided the information. Chairman Waguespack asked what the original demand was, and Levine said \$1.7 million.*

*Ald. Reboyras asked if the officers remain with the police department. Caroline Fronczak with the Department of Law said that two had retired. Ald. Reboyras asked if any officers were disciplined, and Levine said they were not because there was no signed affidavit from the plaintiff. Ald. Reboyras asked what the statute of limitations is on cases like this. Fronczak said it is two years in federal court and one year in state court.*

*Ald. King asked if officers were injured in the incident, and Levine said he did not have a record of any injuries. Ald. King asked how many officers were involved, and Levine said there were five*

*at the scene. Ald. King asked if other officers would testify that they were present for the injuries, and Levine said they would. Ald. King asked the plaintiff's weight, and Levine said he was significantly smaller than the responding officers.*

*Ald. Lopez moved do pass by roll call. Motion carried 16-8 by the following roll call:*

Yes: Hopkins, King, Sawyer, Beale, Sadlowski-Garza, Moore, Scott, Burnett, Taliaferro, Reboyras, Mitts, Smith, Osterman, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack

No: Thompson, Burke, Lopez, Curtis, O'Shea, Tabares, Sposato, and Reilly

A. Tambrasha Hudson v. City of Chicago and Officer Sean Hitz., cited as 16 CV 4452 (J. Johnson Coleman). Amount: \$1,200,000

*Chairman Waguespack introduced Deputy Corporation Counsel Jeff Levine to explain the settlement, which he did.*

*Ald. Sposato asked for clarification of the series of events, and Levine and Caroline Fronczak with the Department of Law provided it. Ald. Sposato asked if it is hard to get fingerprints off a gun, and Levine said it is. Ald. Sposato asserted that one of the individuals was a known gang member, and Levine said that detail would be excluded at trial. Ald. Sposato expressed frustration with the proposed settlement. Levine noted that the settlements are not about the quality of the officers involved; they are about saving the City money. Levine further noted that his recitation of the judge's decisions in this lawsuit are to properly brief Committee members on the risks of continued litigation.*

*Ald. Thompson asked if the Independent Police Review Authority reviewed the case. Levine said they did and ruled the shooting justified. Levine noted that IPRA's evidence standards were different from federal courts. Ald. Thompson said the City should do more to discourage lawsuits such as this one.*

*Ald. Lopez expressed frustration with the proposed settlement, as well as others, and said the City should be pushing back against such suits. Levine noted the discouraging quality of the settlement but said the Department of Law is litigating many suits and often winning. Fronczak said that lawyers in court did what they could concerning the rulings of the judge on this case. Ald. Lopez said too many of the settlements reward criminality. Ald. Lopez also said he would welcome a hearing highlighting where the Department of Law has won in court.*

*Ald. Curtis reiterated Ald. Sposato's comments but noted that the City should try to save money. Ald. Curtis asked if the Department of Law had ever been forced to settle for a higher amount after a settlement was rejected by the Committee. Levine said it would be an outlier for the Committee to reject a settlement. Ald. Curtis asked if the Department of Law ever brought cases back to the Committee after they had been rejected to demonstrate the importance of settling cases. Levine said the Committee usually understands the reasons for settling. Ald. Curtis asked if cases are still sent to outside counsel. Levine said it depends on the complexity and subject matter.*



*Ald. Reboyras said approving the settlement should not diminish the laudability of the work of the police officer involved. Ald. Reboyras asked why the plaintiff's history is not admissible but the Monell claims against the City are, and Levine provided an explanation. Ald. Reboyras expressed reluctant support for the settlement.*

*Ald. Lopez moved do pass by roll call. Motion carried 13-8 by the following roll call:*

Yes: Hopkins, Dowell, King, Mitchell, Sadlowski-Garza, Moore, Scott, Ervin, Taliaferro, Reboyras, Smith, Vice Chairwoman Hairston, and Chairman Waguespack

No: Thompson, Quinn, Lopez, Curtis, O'Shea, Tabares, Sposato, and Silverstein

The Committee having no further business, on a motion by Ald. Scott, the meeting was adjourned at 1:25 pm.

Respectfully submitted,



Scott Waguespack  
Chairman, Committee on Finance