



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: July 14, 2023**

**COMMITTEE ON FINANCE  
MONTHLY RULE 45 REPORT  
JUNE 2023**

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**Pursuant to Rule 45 of the City Council Rules of Order, the Committee on Finance submits the following Monthly Rule 45 Report for June 2023.**

**Date, Time &  
Location of**

**Meeting:** On June 14, 2023, at 10:00 a.m., the Committee on Finance held a meeting in City Council Chambers, City Hall, Chicago, Illinois.

**Attendance:** The following members were present at the June 14, 2023, 2023 Committee on Finance Meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6), Mitchell (7), Harris (8), Lee (11), Ramirez (12), Quinn (13), Moore (17), Taylor (20), Mosley (21), Rodriguez (22), Scott (24), Sigcho-Lopez (25), Burnett (27), Taliaferro (29), Cardona (31), Waguespack (32), Ramirez Rosa (35), Villegas (36), Sposato (38), Vasquez - Remote (40), Knudsen (43), Martin (47), and Silverstein (48)

The following member(s) were not present at the June 14, 2023, 2023 Committee on Finance: Beale (9), Lopez (15), Curtis (18), O'Shea (19), Ervin (28), Rodriguez Sanchez (33), Mitts (37), and Reilly (42).

The following non-members were present at the June 14, 2023 Committee on the Finance Meeting: Robinson (4) and Manna-Hoppenworth (48).

**The Committee on Finance addressed the following items, of which fifteen Items were passed and one item was held in committee as noted.**

- **April 2023 and May 2023 Monthly Rule 45 Reports** which passed the committee on a motion made by Alderman Cardona

**INTRODUCED DURING THE APRIL 19, 2023 CITY COUNCIL MEETING**

- **A communication recommending a proposed ordinance concerning the restructuring of a loan agreement with the Renaissance Partners Limited Partnership, Renaissance Partners Corporation for additional financing assistance or modification through Multi-Family grant and Tax Increment Financing (TIF) funds for acquisition and rehabilitation of the building at 3757-3763 S. Wabash Ave. in the 3<sup>rd</sup> Ward (O2023-1645).**
  - **Item number 1** on the agenda was explained by Dena Wayne from the Department of Housing. Motion do pass made by Alderman Mosley.

**PASS COMMITTEE 6/14/23  
PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning the issuance of tax-exempt multi-family housing revenue bonds or notes to DL3 Thrive Exchange LIHTC South LLC for property acquisition at the southeast corner of East 79<sup>th</sup> Street and South Exchange Avenue to develop low-income rental units, commercial space and federally-funded health center in the 7<sup>th</sup> Ward (O2023-1620)**
  - **Item number 2** on the agenda was explained by Yixiao Shen, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Harris.

**PASS COMMITTEE 6/14/23  
PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning the conveyance of City-owned property at 4553, 4555, 4559, 4569 N. Pulaski Road and provision of Open Space Impact Fee funds to Neighborspace for First Nation Garden Project in the 33<sup>rd</sup> Ward (O2023-1640)**
  - **Item number 5** on the agenda was explained by Meg Gustofsen from the Department of Planning and Development. Motion do pass made by Alderman Taylor.

**PASS COMMITTEE 6/14/23  
PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning a First Amendment to the intergovernmental agreement with Chicago Park District to increase Tax Increment Financing (TIF) funds for renovation of public fieldhouse at Blackhawk Park, located at 2318 N Laverne Avenue in the 31<sup>st</sup> Ward (O2023-1603)**

- **Item number 6** on the agenda was explained by Beth O'Reily, Deputy Budget Director from the Chicago Park District. Motion do pass made by Alderman Rodriguez.
  - Chairman Dowell asked what are the limits on the Park District's bonding authority and how can they be changed through legislation?
  - Alderman Villegas inquired if the Park District request funds from the Federal Infrastructure law and if so how much?

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning the Redevelopment Agreement with and provision of Tax Increment Financing (TIF) funds to Steep Theatre Company for renovation and construction of a new theater venue and community space at 5300-5318 N. Kenmore Avenue in the 48<sup>th</sup> Ward (O2023-1590)**
  - **Item number 7** on the agenda was explained by Tim Jefferies, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Sposato.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning a Redevelopment Agreement with and provision of Tax Increment Financing (TIF) funds to 221 E. 49th Street LLC for development of Overton Center of Excellence at 221 E. 49th Street in the 3<sup>rd</sup> Ward (O2023-1639)**
  - **Item number 8** on the agenda was explained by Tim Jefferies, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Martin.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning a Redevelopment Agreement with and provision of Tax Increment Financing (TIF) funds to Hudson Michigan Avenue Owner LLC for construction of varied income residential units, commercial, retail and event space at 2222 S. Michigan Avenue in the 3<sup>rd</sup> Ward (O2023-1647)**
  - Item number 9 on the agenda, was held in committee. Motion made by Alderman Mitchell.

**HELD IN COMMITTEE 6/14/23**

**INTRODUCED DURING THE MAY 24, 2023 CITY COUNCIL MEETING**

- **A communication recommending a proposed ordinance concerning the issuance of multi-family housing revenue bonds or notes to New City Redevelopment Limited Partnership for acquisition of property at 1515 W. 47<sup>th</sup> Street and 1635-1641 W. 47<sup>th</sup> Street for construction of the United Yards mixed affordable housing projects in the 20<sup>th</sup> Ward (O2023-2102)**

- **Item number 3** on the agenda was explained by Vanetta Jones, Project Manager from the Department of Housing. Motion do pass made by Alderman Mosley.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

- **A communication recommending a proposed ordinance concerning the amendment of an ordinance which authorized a redevelopment agreement with Imani Senior Village Phase 1 LLC for development of Imani Village at 9633 S. Cottage Grove Avenue in the 8<sup>th</sup> Ward (O2023-2037)**
  - **Item number 4** on the agenda was explained by Kara Breems, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Martin.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

**INTRODUCED BY DIRECT INTRODUCTION DURING THE JUNE 14, 2023 COMMITTEE ON FINANCE MEETING**

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction)**
  - **Item number 10** on the agenda was placed on the omnibus with no objection from the committee. Motion made by Alderman Cardona.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 6/21/23**

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction)**
  - **Item number 11** on the agenda was placed on the omnibus with no objection from the committee. Motion made by Alderman La Spata.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 6/21/23**

- **A communication transmitting reports of cases in which verdicts, judgements or settlements were entered into for the month of April 2023 and May 2023**
  - **Item number 12** on the agenda was placed on file.

**PLACED ON FILE IN COMMITTEE 6/14/23**

- **A Four (4) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:**
  - A. **Lana Triplett v. Adam Corona and City of Chicago, 2019 L 7771 (Cir. Ct. of Cook County, Law Division) Amount: \$400,000**

- **Item number 13(a)** on the agenda, explained by James Orman from the Department of Law. Motion do pass made by Alderman Martin.
- Alderman Taylor asked for the drug and alcohol screening report for the driver of the City vehicle.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

**B. Joshua Habasek-Bonelli v. City of Chicago, No. 22 CV 3668 Amount: \$550,000**

- **Item number 13(b)** on the agenda, explained by Victoria Benson, Deputy Corporation Counsel from the Department of Law. Motion do pass made by Alderman Taliaferro.
- Alderman Taylor asked for the personal conduct record of Officer Simonetti.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

**C. Angela Williams, Independent Administrator of the Estate of Sharell Brown, Deceased v. City of Chicago, Officer Robert Rhodes, and Officer Joseph Lisciandrello, No. 21 L 11688. Amount: \$1,000,000**

- **Item number 13(c)** on the agenda, explained by Victoria Benson, Deputy Corporation Counsel from the Department of Law. Motion do pass made by Alderman Ramirez Rosa with the exception of Aldermen Quinn, Taliaferro, Sposato, Conway, Lee.
- Chairman Dowell and Alderman Taliaferro, La Spata, and Sposato asked for information regarding rules on what can be discussed in a public forum related to police settlements, and Alderman Taliferro further inquired about the use of executive sessions.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23 – with no votes from Aldermen Taliaferro, O'Shea, Beale, Chico, Quinn, Lopez, Tabares, Lee, Cardona, Sposato, Nugent, Napolitano, Reilly, Gardiner, Silverstein.**

**D. Arthur Brown v. City of Chicago, No. 18-cv-7064 (N.D. Ill.) Amount: \$7,250,000**

- **Item number 13(D)** on the agenda, explained by Jessica Felker, Deputy Corporation Counsel from the Department of Law. Motion do pass made by Alderman Martin.

**PASS COMMITTEE 6/14/23**

**PASS CITY COUNCIL 6/21/23**

On June 14, 2023 at 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 called to approve the request of Alderman Vasquez to attend the meeting remotely, which was approved by a voice vote. Chairman Dowell opened the floor to begin the public comment period and explained the procedures for public comment. The following public speakers address the committee: Andrea Kluger, Joanna Chambers, Allen Rodriguez, Hugo Torendovo, Elliott Mallen, and Nikita Mickelson. With no additional speakers having timely signed up to speak, Chairman Dowell closed the public comment period. Chairman Dowell also mentioned that the Committee received six written public comments opposed to the development at 2222 S. Michigan and 39 in favor of the development at 2222 S. Michigan.

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

Of note, Jack Brofman from the Department of Finance gave a brief discussion of bond financing which did not appear on the agenda.

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

**Respectfully submitted by:**

A handwritten signature in blue ink that reads "Pat Dowell". The signature is written in a cursive, flowing style.

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**Pat Dowell, Chairman  
Committee on Finance**