

**COMMITTEE ON FINANCE  
MONTHLY RULE 45 REPORT  
April 2022**

**On April 25, 2022, at 10:03 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, Cardenas, Quinn, Burke, Lopez, Moore, Curtis, O'Shea, 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: Sadlowski-Garza and Brookins.

The following other alderpersons were present: Coleman and 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.*

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

*Chairman Waguespack opened the floor for corrections. There were none.*

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

2. O2022-894 A communication recommending a proposed ordinance concerning intent and authority to record bond inducement language regarding 2018 Wastewater Revenue Bonds.

*Chairman Waguespack invited Jack Brofman with the Department of Finance to explain Items 2 and 3, which he did.*

*Ald. Lopez criticized the Department of Water Management for not doing enough work and asked if these ordinances would spur work. Brofman said work was expected to be done starting in August. Ald. Lopez asked for someone at the Department of Water Management to join the meeting. Brofman noted that bonds were already authorized by the City Council, and these ordinances would save the City money.*

*Ald. Beale asked if revenue was down due to a decrease in collections, and Brofman said cash flow is very strong, allowing for these ordinances shifting spending from bond revenue to cash on hand.*

*Ald. Curtis asked if these ordinances provide DWM with flexibility in funding projects, and Brofman said yes. Ald. Curtis noted that many projects have been on hold and asked if Brofman knew which projects would be done first. Brofman said that DWM would have that information.*

*Ald. Moore asked for the total financial benefit provided by the ordinances, and Brofman said the City would save roughly \$5 million in interest costs annually, plus another \$5 million in bonds not issued. Ald. Moore asked that a detailed analysis be provided through the Chair.*

*Ald. King asked why this was not part of the original bond ordinance. Brofman said the old bond inducement expired, and DWM is changing their practices to use cash on hand for projects more often. Ald. King asked if the projects were previously anticipated to be completed in the three-year timeframe of the original bond inducement, and Brofman further explained the various ways to fund water and sewer projects.*

*Joel Vieyra with DWM explained that supply chain issues are impacting the schedule of work, and alderpersons should reach out to discuss their individual wards.*

*Ald. Lopez asked why projects were slowed two years ago. Vieyra said he could only speak for the last four months. Ald. Lopez said issues have been ongoing for years and asked what the plan would be to catch up. Vieyra explained the various issues DWM has been working through. Ald. Lopez asked if all of those issues have been addressed, and Vieyra said they continue to work to resolve them. Chairman Waguespack asked Ald. Lopez to stay on the topic of the ordinances. Ald. Lopez asked that DWM provide their work plans for the next several years through the Chair.*

*On Item 2, Ald. Ervin moved do pass by the roll call used to establish quorum. Motion carried on a voice vote with Ald. Lopez voting no.*

3. O2022-895 A communication recommending a proposed ordinance concerning intent and authority to record bond inducement language regarding 2018 Water Revenue Bonds.

*On Item 3, Ald. Ervin moved do pass by the roll call used to establish quorum. Motion carried on a voice vote with Ald. Lopez voting no.*

4. O2022-890 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Park District to provide tax-increment financing (TIF) funds for eligible costs of various restoration and site access improvements at (William) Bosley Park, located at 3044 South Bonfield Street in the 11<sup>th</sup> Ward. Amount: \$550,000

*Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.*

*Ald. Lee spoke in support of the ordinance.*

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

5. O2022-891 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Park District to provide tax-increment financing (TIF) funds for eligible costs of restoration of tennis courts at Mount Greenwood Park, located at 3721 West 111<sup>th</sup> Street in the 19<sup>th</sup> Ward.

Amount: \$75,000

*Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.*

*Ald. Osterman asked if the courts were for tennis or pickleball. Ald. O'Shea said both.*

*Ald. Austin asked for clarification on which TIF is being used, and O'Reilly provided it.*

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

6. O2022-892 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Park District to provide tax-increment financing (TIF) funds for eligible costs of various restoration at Beverly Park, located at 2460 West 102<sup>nd</sup> Street in the 19<sup>th</sup> Ward. Amount: \$400,000

*Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.*

*Chairman Waguespack noted Ald. O'Shea's support.*

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

7. O2022-893 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Park District to provide tax-increment financing (TIF) funds for eligible costs of construction of a new baseball and softball practice tunnel at (Dennis) Kennedy Park, located at 11320 South Western Avenue in the 19<sup>th</sup> Ward. Amount: \$40,000

*Chairman Waguespack invited Beth O'Reilly with the Chicago Park District to explain the ordinance, which she did.*

*On Item 7, Ald. Taliaferro moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

8. O2022-866 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Albany Park Multicultural Academy and Thomas A. Edison Regional Gifted Center ES, located at 4929 North Sawyer Avenue in the 33<sup>rd</sup> Ward. Amount: \$783,663

*Chairman Waguespack invited Ivan Hansen with Chicago Public Schools to explain Items 8 through 22, which he did.*

*Chairman Waguespack asked the average age of the systems being replaced. Hansen said about 15 years, and this moves the system to digital controls.*

*Ald. Quinn noted a typo in the presentation.*

*Vice Chairwoman Hairston asked if there are plans to upgrade elementary schools not in TIF districts. Hansen said yes.*

*On Item 8, Ald. Sposato moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

9. O2022-867 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Mariano Azuela Elementary School, located at 4707 West Marquette Road in the 13<sup>th</sup> Ward. Amount: \$300,000

*On Item 9, Ald. Mitts moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

10. O2022-868 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Jacob Beidler Elementary School, located at 3151 West Walnut Street in the 27<sup>th</sup> Ward. Amount: \$280,000

*On Item 10, Ald. Mitchell moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

11. O2022-869 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at the Chicago High School for Agricultural Services, located at 3857 West 111<sup>th</sup> Street in the 19<sup>th</sup> Ward. Amount: \$560,000

*On Item 11, Ald. Villegas moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

12. O2022-870 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Robert Nathaniel Dett Elementary School, located at 2131 West Monroe Street in the 27<sup>th</sup> Ward. Amount: \$53,000

*On Item 12, Vice Chairwoman Hairston moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

13. O2022-871 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Benito Juarez Community Academy High School, located at 1450 West Cermak Road in the 25<sup>th</sup> Ward. Amount: \$431,000

*On Item 13, Ald. Dowell moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

14. O2022-872 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Henry D. Lloyd Elementary School, located at 2103 North Lamon Avenue in the 36<sup>th</sup> Ward. Amount: \$600,000

*On Item 14, Ald. King moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

15. O2022-873 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at George Manierre Elementary School, located at 1420 North Hudson Avenue in the 27<sup>th</sup> Ward. Amount: \$405,000

*On Item 15, Ald. Tabares moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

16. O2022-875 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Marine Leadership Academy at Ames, located at 1920 North Hamlin Avenue in the 26<sup>th</sup> Ward. Amount: \$186,200

*On Item 16, Ald. Silverstein moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

17. O2022-876 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Ronald McNair Elementary School, located at 4820 West Walton Street in the 37<sup>th</sup> Ward. Amount: \$250,000

*On Item 17, Ald. Napolitano moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

18. O2022-877 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade,

repair and recertification of the building automation system at James B. McPherson Elementary School, located at 4728 North Walcott Avenue in the 47<sup>th</sup> Ward. Amount: \$400,000

*On Item 18, Ald. Cardenas moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

19. O2022-878 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Al Raby Hugh School, located at 3545 West Fulton Boulevard in the 28<sup>th</sup> Ward. Amount: \$275,000

*On Item 19, Ald. O'Shea moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

20. O2022-879 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Carl Schurz High School, located at 3601 North Milwaukee Avenue in the 45<sup>th</sup> Ward. Amount: \$172,000

*On Item 20, Ald. Sawyer moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

21. O2022-880 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Mary T. Skinner West Elementary School, located at 1260 West Adams Street in the 27<sup>th</sup> Ward. Amount: \$60,830

*On Item 21, Ald. Scott moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

22. O2022-881 A communication recommending a proposed ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of tax-increment financing (TIF) funds for eligible costs of upgrade, repair and recertification of the building automation system at Suder Montessori Magnet ES, located at 2022 West Washington Boulevard in the 27<sup>th</sup> Ward. Amount: \$139,212

*On Item 22, Ald. Moore moved do pass by the roll call used to establish quorum. Motion carried on a voice vote.*

23. Direct Introduction A communication transmitting reports of cases in which judgments or settlements were entered into for the month of February 2022.

*Chairman Waguespack said Item 23 would be placed on file with the Clerk.*

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

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

*Chairman Waguespack said Items 24 and 25 would be placed on the Omnibus Agenda at City Council. There was no objection.*

*Chairman Waguespack moved to the Supplemental Agenda.*

1. Three (3) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:

A. Darrin Johnson v. Ronald Ayala and the City of Chicago, cited as 2018 L 2069 (Cir. Ct. of Cook Cty., Law Division). Amount: \$400,000

*Chairman Waguespack invited Mary Ruether with the Department of Law to explain the settlement, which she did.*

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

B. Esael Morales v. City of Chicago, et al., cited as 21 CV 120 (Northern District of Ill.) J. Valderrama. Amount: \$200,000

*Chairman Waguespack invited Victoria Benson with the Department of Law to explain the settlement, which she did.*

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

C. Mia Wright, et al. v. City of Chicago, et al., cited as 2020 CV 07688 (Northern District of Ill.) J. Pallmeyer Amount: \$1,625,000

*Chairman Waguespack explained that this item was to correct a scrivener's error regarding the settlement amount approved in March*

*Ald. Sposato noted that the amount was less than previously approved.*

*On Supplemental Item 1C, Ald. Moore moved do pass by roll call. Motion carried 27-1, as indicated below:*

Voting yes: Hopkins, Dowell, King, Sawyer, Mitchell, Harris, Beale, Quinn, Moore, Curtis, Tabares, Scott, Burnett, Ervin, Taliaferro, Austin, Villegas, Mitts, Sposato, Napolitano, Reilly, Smith, Tunney, Osterman, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack.

Voting no: Reboyras.

The Committee having no further business, on a motion by Ald. Tunney, the meeting was adjourned at 11:26 am.

Respectfully submitted,

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

Scott Waguespack  
Chairman, Committee on Finance