

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

**On January 12, 2023, at 10:18 am, the Committee on Finance met in City Council Chambers, Second Floor, City Hall.**

The following members were present: Hopkins, Harris, Lee, Abarca, Quinn, Moore, O’Shea, Tabares, Scott, Burnett, Ervin, Reboyras, Villegas, Sposato, Napolitano, Reilly, Knudsen, Tunney, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: Dowell, King, Sawyer, Mitchell, Beale, Sadlowski-Garza, Burke, Lopez, Curtis, Brookins, Taliaferro, Austin, Mitts, Osterman, and Silverstein.

The following other alderperson was present: Maldonado.

*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 a not-to-exceed \$26,000,000 principal amount multi-family housing revenue note for the Encuentro Square II Apartments project. 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.*

*Chairman Waguespack closed the hearing at 10:22 am.*

**On January 12, 2023, at 10:24 am, the Committee on Finance met in City Council Chambers, Second Floor, City Hall.**

The following members were present: Hopkins, Harris, Lee, Abarca, Quinn, Moore, O’Shea, Tabares, Scott, Burnett, Ervin, Reboyras, Villegas, Sposato, Napolitano, Reilly, Knudsen, Tunney, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: Dowell, King, Sawyer, Mitchell, Beale, Sadlowski-Garza, Burke, Lopez, Curtis, Brookins, Taliaferro, Austin, Mitts, and Osterman.

The following other alderperson was present: Maldonado.

*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 a not-to-exceed \$21,000,000 principal amount multi-family housing revenue note for the C40 Garfield Park Apartments project. 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. Mike Tomas spoke in support of the project. George Blakemore spoke against the project.*

*Chairman Waguespack closed the hearing at 10:33 am.*

**On January 12, 2023, at 10:33 am, the Committee on Finance met in City Council Chambers, Second Floor, City Hall.**

The following members were present: Hopkins, Mitchell, Harris, Sadlowski-Garza, Lee, Abarca, Quinn, Burke, Moore, O’Shea, Tabares, Scott, Burnett, Ervin, Reboyras, Villegas, Sposato, Napolitano, Reilly, Knudsen, Tunney, Osterman, Silverstein, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: Dowell, King, Sawyer, Beale, Lopez, Curtis, Brookins, Taliaferro, Austin, and Mitts.

The following other alderperson was present: Maldonado.

*Chairman Waguespack opened the floor for public comment. Gary Jimenez and Julian Arroyo spoke in support of Item 2 on the agenda. Mike Tomas noted his support of Item 3. George Blakemore spoke. Steve Debretto spoke in support of Item 5 on the agenda.*

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. Silverstein moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

2. O2022-4012 A communication recommending a proposed ordinance regarding the authority to enter into and execute an amendment of original Sales Tax Securitization Agreement with Encuentro Square II LP, Encuentro Square II GP LLC, Encuentro Square SLP LLC for additional funding agreements incorporating Tax Incremental Financing (TIF) assistance for affordable housing project at 1800-1840 N Hamlin Ave, 1821-1857 N Hamlin Ave, 3735-3750 W Cortland St and 1820-1856 N Ridgeway Ave in the 26<sup>th</sup> Ward. TIF Amount: \$9,000,000

*Chairman Waguespack invited Joe Lewis with the Department of Housing to explain the ordinance, which he did.*

*Ald. Tunney asked for clarification of the Sales Tax Securitization Agreement, and Jim McDonald with the Department of Law provided the explanation. Ald. Tunney asked if such funding had previously been used for affordable housing, and McDonald said no. Ald. Tunney asked why the City was doing it this way, and McDonald explained that it resulted in a lower interest rate on the bonds. Ald. Tunney asked about the child services provider. Ald. Sadlowski-Garza provided an explanation of the provider, which also has locations in her ward. Kate Gronstal with Evergreen Real Estate provided a further explanation.*

*Chairman Waguespack asked about the space uses on the site, and Gronstal provided an explanation.*

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

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

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

3. O2022-4013 A communication recommending a proposed ordinance regarding the authority to enter into and execute a redevelopment agreement with C40 Preservation Associates LP, POAH C40 LLC, Preservation of Affordable Housing, Inc. and POAH TIF LLC and issuance of loan funding, tax credits and Tax Increment Financing (TIF) assistance for development of develop low income housing and commercial space at 3137-3157 W Fifth Ave and 209 S Kedzie Ave in the 28<sup>th</sup> Ward. TIF Amount: \$6,500,000

*Chairman Waguespack invited Dinah Wayne from the Department of Housing to explain the ordinance, which she did.*

*Ald. Villegas asked about the total cost of the project, and Wayne said a little more than \$38 million. Ald. Villegas asked that the slide deck be shared, and Wayne said she would share it through the Chair.*

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

*Chairman Waguespack noted the unit sizes in the project, and Ald. Ervin provided further details.*

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

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

4. O2022-3937 A communication recommending a proposed ordinance regarding the authority to enter into and execute the Sixty-third amending agreement with SomerCor, Inc. to extend program to new LaSalle/Central Redevelopment Tax Increment Financing (TIF) Redevelopment Project Area, increase funding, amend Small Business Improvement Fund (SBIF) program rules, and continue SomerCor, Inc. as provider of administrative services.

*Chairman Waguespack invited Nora Curry and Mary O'Connor from the Department of Planning and Development to explain the ordinance, which they did.*

*Ald. Ervin asked for the maximum grant amount for LaSalle/Central SBIF, and Curry said \$250,000 per applicant and \$1,000,000 per building. Ald. Ervin asked about a loan program referenced by an advocacy group in a letter of support sent to Committee members, and Cindy Roubik with the Department of Planning and Development said such a loan program had not been discussed. Ald. Ervin asked if other corridors would see similar programs, and O'Connor said not yet. Curry noted the Invest South/West program and SBIF Target areas. Ald. Ervin asked why the grant amount was being increased, and Curry and O'Connor said it is because of the unique characteristics of the LaSalle/Central area.*

*Ald. Moore asked for clarification on the revenue cap for small businesses in the program, and Curry said there is no limit. Ald. Moore asked for the definition of a small business, and Curry said the program disallows chain businesses, franchises, taverns, liquor stores, and banquet halls.*

*Ald. Tunney asked for clarification on the business requirements, and Curry provided the clarification. Ald. Tunney asked what neighborhood businesses could apply for the bonus, and Curry said businesses in low and moderate income neighborhoods looking to open in the LaSalle/Central area would be eligible for the \$50,000 bonus. Ald. Tunney asked if a large restaurant group with multiple locations operating under different names would be eligible, and Curry said no.*

*Ald. Osterman suggested that the department recruit businesses from the South and West sides and asked if there is an outreach plan. O'Connor said the department would work with local chambers of commerce and alderpersons, and those businesses would receive a higher level of support. Ald. Osterman suggested allowing multiple businesses to co-locate in one space.*

*Ald. Burnett spoke in support of the ordinance. Ald. Burnett said the department should review the applicability of the Central Business District tax that supports McCormick Place and Navy Pier. Ald. Burnett also suggested recruiting more ethnic businesses. Chairman Waguespack said he believes the McCormick Place/Navy Pier tax is set by the state.*

*On Item 4, Ald. O'Shea moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

5. O2022-4002 A communication recommending a proposed ordinance regarding the authority to enter into and execute a redevelopment agreement with mHUB Support Corporation and mHUB for acquisition and rehabilitation of facility at 240 N Ashland Ave augmented with eligible Tax Increment Financing (TIF) funds in the 27<sup>th</sup> Ward. TIF amount: \$17,550,000

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

*Chairman Waguespack asked about potential landmark statues for the property, and Jeffries outlined the process under this ordinance and the City's process.*

*Ald. Villegas asked how the department determines how much TIF a project should receive and when the project would pay for itself. Jeffries said this project is tricky since it is a non-profit, but the department looks for non-profits to maximize other funding sources, as well as the benefits provided to the greater community. Jeffries noted that this project was also receiving state funding. Ald. Villegas asked how the department determines the monetary value of those benefits. Jeffries said he would provide more detail through the Chair.*

*Ald. Tunney asked if the subject parcel would pay property taxes, and Jeffries said he believed they would not.*

*Ald. Reilly asked for the size of the site, and Jeffries said 80,000 square feet. Ald. Reilly asked how the site was valued, and Jeffries said there was an appraisal as well as multiple bidders. Ald. Reilly asked who the property owner is, and Jeffries said he would provide it through the Chair. Ald. Reilly expressed support for the ordinance but expressed concerns about subjective standards for TIF distributions. A representative of mHUB said the site is currently owned by Peppercorn Capital.*

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

*On Item 5, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

6. O2022-4000 A communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 1 expanded Madden/Wells Redevelopment Project Area as redevelopment project area pursuant to Tax Increment Allocation Redevelopment Act.

7. O2022-3999 A communication recommending a proposed ordinance regarding the authority to enter into and execute the approval of Amendment No. 1 to Madden/Wells Redevelopment Project Area Redevelopment Plan for expansion of project area.

8. O2022-4001 A communication recommending a proposed ordinance regarding the authority to enter into and execute adoption of Tax Increment Allocation Financing (TIF) for Amendment No. 1 to redevelopment plan for expanded Madden/Wells Redevelopment Project Area.

*Chairman Waguespack invited Tim Jeffries to explain Items 6 through 8, which he did.*

*Vice Chairwoman Hairston asked if the local alderpersons supported the ordinances. Jeffries said the alderpersons had hosted community meetings regarding Items 6 through 11. Chairman Waguespack asked if any new wards would be involved under the new ward map. Vice Chairwoman Hairston said she did not believe so. Vice Chairwoman Hairston asked if consideration had been given to the fact that the Chicago Housing Authority, not the City, were required to replace former public housing units in the TIF. Vice Chairwoman Hairston also noted the addition of 32 acres of park land into the TIF. Vice Chairwoman Hairston said the area is no longer blighted. Jeffries said his department did discuss the TIF with the Department of Housing. Jeffries noted how much CHA funding was being used for replacement housing. Vice Chairwoman Hairston said the CHA was legally obligated to provide all funding.*

*Ald. Osterman noted that CHA leadership would appear before the Committee on Housing and Real Estate later in January.*

*Vice Chairwoman Hairston said she had connected with Ald. Dowell, and she was supportive.*

*On Item 6, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

*On Item 7, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

*On Item 8, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

9. O2022-4004 A communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 6 expanded Bronzeville Redevelopment Project Area as redevelopment area pursuant to Tax Increment Allocation Redevelopment Act.

10. O2022-4003 A communication recommending a proposed ordinance regarding the authority to enter into and execute approval of Amendment No. 6 to Bronzeville Redevelopment Project Area Redevelopment Plan for expansion of project area.

11. O2022-4005 A communication recommending a proposed ordinance regarding the authority to enter into and execute adoption of Tax Increment Allocation Financing for Amendment No. 6 to provide Tax Increment Allocation Financing for enlarged Bronzeville Redevelopment Project Area.

*Chairman Waguespack invited Tim Jeffries with the Department of Planning and Development to explain Items 9 through 11, which he did.*

*Chairman Waguespack asked if the subject TIF was used for park fieldhouse repairs, and Jeffries said yes.*

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

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

*On Item 11, Ald. Sadlowski-Garza moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

12. O2022-4007 A communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 3 expanded 43rd/Cottage Grove Redevelopment Project Area as redevelopment project area pursuant to Tax Increment Allocation Redevelopment Act.

13. O2022-4006 A communication recommending a proposed ordinance regarding the authority to enter into and execute approval of Amendment No. 3 to 43rd/Cottage Grove Redevelopment Plan for expansion of project area.

14. O2022-4007 A communication recommending a proposed ordinance regarding the authority to enter into and execute approval of Adoption of Tax Increment Allocation Financing (TIF) for Amendment No. 3 to redevelopment plan for expanded 43rd/Cottage Grove Redevelopment Project.

*Chairman Waguespack invited Tim Jeffries from the Department of Planning and Development to explain Items 12 through 14, which he did.*

*On Item 12, Ald. Quinn moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

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

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

15. Direct Introduction A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of December 2022.

*Chairman Waguespack said Item 15 would be placed on file with the Clerk.*

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

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

*Chairman Waguespack said Items 16 and 17 would be placed on the Omnibus Agenda at City Council. There was no objection.*

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

Mercy Home for Boys and Girls  
Citywide  
March 1-31, 2023

*Chairman Waguespack said Item 18 would be placed on the Omnibus Agenda at City Council. There was no objection.*

The Committee having no further business, on a motion by Ald. Harris, the meeting was adjourned at 12:30 pm.

**On January 31, 2023, at 10:08 am, the Committee on Finance met in City Council Chambers, Second Floor, City Hall.**

The following members were present: Hopkins, Dowell, Mitchell, Harris, Beale, Sadlowski-Garza, Lee, Abarca, Quinn, Burke, Lopez, Moore, Curtis, O'Shea, Burnett, Ervin, Reboyras, Villegas, Sposato, Napolitano, Knudsen, Tunney, Vice Chairwoman Hairston, and Chairman Waguespack.

The following members were absent: King, Sawyer, Curtis, Brookins, Tabares, Scott, Taliaferro, Austin, Mitts, Reilly, Osterman, and Silverstein.

The following other alderperson was present: Vasquez.

*Chairman Waguespack opened the floor for public comment. George Blakemore spoke.*

1. Direct Introduction A communication recommending a proposed ordinance to repeal TIF redevelopment project and plan amendment ordinances passed in the wrong order.

*Chairman Waguespack invited Jim McDonald with the Department of Law to explain the ordinance, which he did.*

*Vice Chairwoman Hairston asked for a clarification, and McDonald provided it.*

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

2. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute the approval of Amendment No. 1 to Madden/Wells Redevelopment Project Area Redevelopment Plan for expansion of project area.

*Ald. Burke asked for clarification on who introduced the ordinance directly into the Committee, and Chairman Waguespack said it was the Commissioner of the Department of Planning and Development. Ald. Burke said he did not believe that was proper. Ald. Burke asked for a printed copy of the ordinance. Chairman Waguespack explained that he was responsible for the ordinances being previously approved in the incorrect order. Jim McDonald with the Department of Law said he believed these ordinances were Mayoral introductions.*

*Vice Chairwoman Hairston asked for clarification on who has the authority to introduce ordinances and suggested a recess.*

*Ald. Beale asked for further clarification on if the ordinances were properly introduced.*

*Ald. Dowell asked if further delay would impact any specific projects. Tim Jeffries with the Department of Planning and Development said it would not.*

*Vice Chairwoman Hairston asked if all the TIF areas are in the 4th Ward, and Chairman Waguespack said it was in the 3rd and 4th wards.*

*Chairman Waguespack said that the ordinances were introduced by the Commissioner of the Department of Planning and Development. Jeffries corrected his previous comment concerning timing and said the ordinances need to be passed within 90 days of introduction. Vice Chairwoman Hairston said that does not make passage an emergency.*

*Ald. Sadlowski-Garza reiterated Vice Chairwoman Hairston's point and said a Commissioner cannot make a direct introduction. Chairman Waguespack said that was not correct. Mark Seagle with the Department of Law said that department heads are allowed to make direct introductions of ordinances.*

*Vice Chairwoman Hairston asked under what authority a department head could directly introduce an ordinance. Seagle said he was looking for the specific rule. Vice Chairwoman Hairston asked for a recess, and Chairman Waguespack recessed the meeting at 10:29 am.*

*Chairman Waguespack reconvened the meeting at 10:36 am and read into the record the sections of Rule 41 which allow for the direct introduction of ordinances by department heads.*

*On Item 2, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*



3. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 1 expanded Madden/Wells Redevelopment Project Area as redevelopment project area pursuant to Tax Increment Allocation Redevelopment Act.

*On Item 3, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

4. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute adoption of Tax Increment Allocation Financing (TIF) for Amendment No. 1 to redevelopment plan for expanded Madden/Wells Redevelopment Project Area.

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

5. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute approval of Amendment No. 6 to Bronzeville Redevelopment Project Area Redevelopment Plan for expansion of project area.

*On Item 5, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

6. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 6 expanded Bronzeville Redevelopment Project Area as redevelopment area pursuant to Tax Increment Allocation Redevelopment Act.

*On Item 6, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

7. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute adoption of Tax Increment Allocation Financing for Amendment No. 6 to provide Tax Increment Allocation Financing for enlarged Bronzeville Redevelopment Project Area.

*On Item 7, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

8. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute approval of Amendment No. 3 to 43rd/Cottage Grove Redevelopment Plan for expansion of project area.

*On Item 8, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

9. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute the designation of Amendment No. 3 expanded

43rd/Cottage Grove Redevelopment Project Area as redevelopment project area pursuant to Tax Increment Allocation Redevelopment Act.

*On Item 9, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

10. Direct Introduction A communication recommending a proposed ordinance regarding the authority to enter into and execute approval of adoption of Tax Increment Allocation Financing (TIF) for Amendment No. 3 to redevelopment plan for expanded 43rd/Cottage Grove Redevelopment Project.

*On Item 10, Vice Chairwoman Hairston moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote.*

11. O2023-890 A communication recommending a proposed ordinance regarding the authority to enter into and execute a redevelopment agreement with American Blues Theater NFP and provision of Tax Increment Financing (TIF) assistance for the construction of a theater facility at 5627 North Lincoln Avenue, located in the 40<sup>th</sup> Ward.

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

*Vice Chairwoman Hairston asked about the origins of the name of the theater. Jeffries said it referred to "blue collar." Vice Chairwoman Hairston said she felt the name was deceptive because it seemed to refer to a style of music. Vice Chairwoman Hairston asked how long the department had been working on the proposal, and Jeffries said it was about a year. Vice Chairwoman Hairston questioned why it moved so quickly when a project in her ward has taken eight years. Jeffries said project timelines depend on a number of factors, including other funding. Vice Chairwoman Hairston expressed frustration with how long it takes projects to move forward on the South Side.*

*Ald. Villegas asked for the total cost of the project, and Jeffries said it was \$7.1 million. Ald. Villegas asked about job creation from the project, and Jeffries said it would help retain four jobs, create six more jobs, and would support about 60 union acting jobs. Jeffries said it also would serve as an economic anchor for the area. Ald. Villegas asked how the economic impact was determined, and Jeffries said he would provide it through the Chair.*

*Ald. Sadowski-Garza asked for a breakdown of project costs through the Chair and said she was similarly frustrated with how fast the proposal was drafted compared with projects on the Southeast Side. Jeffries said there are two projects on the South Side that are very close to being finalized.*

*Vice Chairwoman Hairston asked for clarification of Jeffries previous comments, and Jeffries provided it. Vice Chairwoman Hairston further expressed her frustration with the speed of projects on the South Side.*

*Ald. Tunney asked clarifying questions regarding the building owner and developer, along with when they were established. Wendy Whiteside of American Blues Theater provided the clarification.*

*Ald. Lopez asked about MBE/WBE spending on large dollar categories such as architecture. Jeffries said the project would reach the required MBE/WBE benchmarks. Whiteside said the theater has been working with the same architect since 2017. Ald. Lopez asked if there were MBE/WBE waivers as part of the ordinance. Jeffries said all the language is per the municipal code. Ald. Lopez asked who sets priorities for TIF spending and if Jeffries would provide it to the Committee. Jeffries said he could provide a global answer. Ald. Lopez expressed frustration over a lack of clarity concerning who sets priorities. Jeffries said he would attempt to provide further clarification through the Chair.*

*Ald. Dowell asked who owns the building, and Jeffries said the theater owns it. Ald. Dowell asked if they were being reimbursed through TIF for acquisition costs. Jeffries said that is one of many reimbursable costs, and costs are fungible. Ald. Dowell asked if the theater intended to be reimbursed for acquisition costs. Whiteside said they were seeking assistance for the total project. Ald. Dowell said she wants the same policy to apply to a theater project in her ward, and Jeffries said it would.*

*Ald. Vasquez said the concerns expressed were fair and he was comfortable having the item held.*

*Ald. Sadlowski-Garza asked why the theater did not need to pay for the land. Jeffries said they did, but those costs are rolled into the total TIF-eligible costs.*

*Vice Chairwoman Hairston asked if the theater would pay property taxes, and Jeffries said they would not as a nonprofit.*

*Ald. Abarca asked if there was an estimate of the taxes they would pay if they were for-profit. Whiteside said it was about \$37,000 per year.*

*Chairman Waguespack moved to Item 12.*

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

Planned Parenthood Federation of America  
Citywide  
February 1, through October 14, 2023

*Chairman Waguespack said Item 12 would be placed on the Omnibus Agenda at City Council. There was no objection.*

*Chairman Waguespack moved to the Supplemental Agenda.*

1. Two (2) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:

A. Angela Williams, Independent Administrator of the Estate of Sharell Brown, Deceased v. The City of Chicago, et al, No. 21 L 011688 (Cir. Ct. of Cook Cty., Law Division).  
Amount: \$1,000,000

*Chairman Waguespack held Item 1A.*

B. Talat Ara Imam, individually and as Independent Administrator of the Estate of Syed Muhammad Fatah, deceased v. City of Chicago, et al, No. 20 L 2964 (Cir. Ct. of Cook Cty., Law Division) (G. Cleary).  
Amount: \$800,000

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

*Ald. Tunney asked if any tickets were issued, and Reuther said she would need to check. Ald. Tunney asked if the City employee was disciplined, and Reuther said no. Ald. Tunney asked about the City's insurance coverage at the airport, and Reuther provided the information.*

*Ald. Napolitano asked for clarification on where the crash occurred, and Reuther provided it. Ald. Napolitano asked what steps have been taken to prevent crashes like this, and Reuther described the changes.*

*Ald. Lopez asked if Item 1A would be returning to the Committee at a later date, and Reuther said she did not know.*

*Ald. Sposato said he had questions about Item 1A, and Chairman Waguespack said they would not discuss the Item since it would not be before the Committee at this meeting.*

*Ald. Tunney reiterated his request for the information regarding tickets issued.*

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

*Chairman Waguespack returned to Item 11.*

11. O2023-890 A communication recommending a proposed ordinance regarding the authority to enter into and execute a redevelopment agreement with American Blues Theater NFP and provision of Tax Increment Financing (TIF) assistance for the construction of a theater facility at 5627 North Lincoln Avenue, located in the 40<sup>th</sup> Ward.

*On Item 11, Ald. Reboyras moved do pass by the roll call taken to establish quorum. Motion carried on a voice vote with Ald. Lopez asking to be recorded as voting "no."*

The Committee having no further business, on a motion by Vice Chairwoman Hairston the meeting was adjourned at 11:29 pm.

The Committee did not meet in February 2023.

Respectfully submitted,

A handwritten signature in blue ink that reads "Scott Waguespack". The signature is written in a cursive style with a prominent initial 'S'.

Scott Waguespack  
Chairman, Committee on Finance