



CITY OF CHICAGO

COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS  
CITY COUNCIL  
CITY HALL-ROOM 200  
121 NORTH LASALLE STREET  
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ALDERMAN JASON C. ERVIN  
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COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS  
MONTHLY RULE 45 REPORT  
NOVEMBER 2025

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Pursuant to Rule 45 of the City Council Rules of Order, the Committee on the Budget and Government Operations (CBGO) submits the following Monthly Rule 45 Report for NOVEMBER 2025 (represents the Committee's November 10<sup>th</sup> & November 12<sup>th</sup> Meetings.

**MONDAY, NOVEMBER 10<sup>TH</sup>**

Date, Time & Location of Meeting: On November 10, 2025, at 2:00 P.M., the Committee on the Budget and Government Operations held a Subject Matter Hearing, whereby no votes were taken, in City Hall, Council Chamber, 121 N. LaSalle Street, 2<sup>nd</sup> Floor.

Attendance: The following members were present: Chairman Ervin (28), Vice-Chairman Lee (11), La Spata (1), Dowell (3), Yancy (5), Mitchell (7), Harris (8), Beale (9), Quinn (13), Lopez (15), Moore (16), O'Shea (19), Mosley (21), Scott (24), Sigcho-Lopez (25), Burnett (27), Cardona (31), Conway (34), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Nugent (39), Vasquez (40), Napolitano (41), Reilly (42), Knudsen (43) and Silverstein (50).

The following members attended virtually: Robinson (4) and Ramirez (12).

The following members were absent: Rodriguez (22), Taliaferro (29), Rodriguez-Sanchez (33), Martin (47) and Hadden (49).

The following non-members were present: Chico (10), Coleman (16), Taylor (20), Cruz (30), Waguespack (32) and Hoppenworth (48).

The following non-members attended virtually: Hopkins (2), Lawson (44) and Gardiner (45).

Internal witnesses present: **Office of Budget and Management (OBM):** Budget Director Annette Guzman, Chief Financial Officer Jill Jaworski, First Deputy Jonathan Ernst and Managing Deputy Budget Director Kevin Murphy.

External witnesses present: **Ernest & Young LLP:** Justin McCarty, EY Principal and Adam Chepenik, EY Partner/Principal, Strategy and Execution.

Chairman Ervin called the Subject Matter Hearing to order, opened the floor for public participation. The following speakers were present and given three minutes each for public comment:

- Danielle Carter
- Zoe Leigh
- George Blakemore
- Dennis White

The Chair concluded the public comment period, took roll call, and recognized a quorum was present, then made a motion to allow Committee Members and Non-Committee Members, Aldermen Robinson, Ramirez, Hopkins, Lawson and Gardiner to join virtually pursuant to Rule 59, so moved by Alderman Harris. Hearing no objections, the Aldermen were added to the roll.

Chairman Ervin proceeded to confirm this as a subject matter hearing with the Office of Budget and Management (OBM) and Ernest and Young (EY) on the City of Chicago's Report on Financial and Strategic Reform Options, published on October 16, 2025, and no votes would be taken on the matter. The hearing commenced with an opening statement by Budget Director Annette Guzman followed by an opening statement from the Principals of Ernest and Young (EY). The Chairman next opened the floor for questions.

Budget Director Guzman greeted/thanked Council Members in attendance, then introduced Chief Financial Officer Jill Jaworski, OBM team: First Deputy Jonathan Ernst and Managing Deputy Budget Director Kevin Murphy, and then acknowledged Adam Chepenik, EY Partner/Principal who offered a brief statement on the engagement and work EY performed in collaboration with the City of Chicago. Mr. Chepenik concluded by thanking the Chairman for allowing preliminary remarks. The Chair thanked Mr. Chepenik and took a moment to recognize Aldermen Hall and Curtis for purpose of quorum. He then acknowledged Budget Director Guzman who proceeded with a PowerPoint Presentation on the EY Report highlighting the Report's Background and Overview; scope of engagement with the EY Team, OBM Staff Leads, City of Chicago Departments, meetings/interviews, peer cities benchmarks and recommendations. It also covered the 9 project areas that were evaluated: Organizational Analysis, Special Events Costs Recovery, Procurement Spend & Analysis, Benefits Review, Real Estate, Land & Lease Analysis, Fees and Fines Analysis, Fleet & Maintenance, Public Safety Service Optimization and Outcome/Performance Budgeting. In addition, the options identified total cost savings or revenue generation (low-high estimates). Lastly, it outlined the impact on the City of Chicago's Budget for FY26, \$80 million+ in cost reduction initiatives, which represents a multi-year strategy to implement efficiencies to lower the cost of government in the following areas: Real Estate Consolidation and Vacant Land Sales, Special Event Cost Recovery, Fleet Modernization, Organizational Evaluation, Procurement Modernization and CPD Civilianization – Phase II. Budget Director Guzman concluded and welcomed any questions. The Chair took a pause to add Aldermen Martin and Fuentes to the roll then proceeded with a series of questions for the panel. The Chair concluded his line of questioning and opened the floor for Q & A starting with committee members then followed by non-committee members; Vice Chair Lee, Aldermen Beale, Harris, Dowell, Waguespack, Reilly, O'Shea, Hopkins, Lopez, Moore, Villegas, Napolitano, La Spata, Mitts, Nugent, Vasquez, Martin, Hall, Conway, Sposato and Coleman.

At the conclusion of the Q&A the Chair thanked the OBM team and EY representatives, having no further business, on motion made by Vice Chair Lee for adjournment, acknowledging all ayes and no nays, the meeting was adjourned. For additional content, please refer to the video recording on the City Clerk's website.

**WEDNESDAY, NOVEMBER 12<sup>TH</sup>**

Date, Time & Location of Meeting: On November 12, 2025, at 11:00 A.M., the Committee on the Budget and Government Operations held a meeting in City Hall, Council Chamber, 121 N. LaSalle Street, 2<sup>nd</sup> Floor.

Attendance: The following members were present: Chairman Ervin (28), Vice-Chairman Lee (11), La Spata (1), Dowell (3), Robinson (4), Yancy (5), Harris (8), Quinn (13), O'Shea (19), Mosley (21), Scott (24), Burnett (27), Cardona (31), Conway (34), Villegas (36), Sposato (38), Nugent (39) and Napolitano (41).

The following members were present virtually: Moore (17) and Silverstein (50).

The following members were absent: Mitchell (7), Beale (9), Ramirez (12), Lopez (15), Rodriguez (22), Sigcho-Lopez (25), Taliaferro (29), Rodriguez-Sanchez (33), Quezada (35), Mitts (37), Vasquez (40), Reilly (42), Knudsen (43), Martin (47) and Hadden (49).

The following non-members were present: Waguespack (32).

Internal witness present: Department of Housing: Robert Bumpers, Financial Planning Analyst.

**The Committee on the Budget and Government Operations addressed the following items:**

- **Approval of the Monthly Rule 45 Report of October 2025.**
- 1. **Redevelopment Agreement with 5050 Prairie LLC to provide Neighborhood Opportunity Fund (NOF) assistance for mixed used development at 5036-5044 and 5046 South Prairie Avenue in the 3rd Ward.  
(O2025-0020485)**
- 2. **Transfer of funds within 10th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0020448)**
- 3. **Transfer of funds within 12th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0020331)**
- 4. **Transfer of funds within 13th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0020509)**
- 5. **Transfer of funds within 43rd Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0020351)**

- 6. Transfer of funds within 44th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0020313)**
  
- 7. Transfer of funds within the Committee on Zoning, Landmarks and Building Standards for Year 2025.  
(O2025-0020514)**
  
- 8. Transfer of funds within 47th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0020559)**
  
- 9. Transfer of funds within the Committee on Environmental Protection and Energy for Year 2025.  
(O2025-0020454)**

Chairman Ervin called the meeting to order, took roll call, and recognized a quorum was present, then proceeded to read the Rules of Conduct for Public Meetings, then opened the floor for public comment. The following speaker was present and given three minutes for public comment:

- George Blakemore

The Chair concluded the public comment period and took a moment to recognize Aldermen Scott and Conway for purposes of quorum, then made a motion to allow Committee Members Silverstein and Moore to join virtually pursuant to Rule 59, so moved by Alderman Dowell, hearing no objections, the Aldermen were added to the roll. Chairman Ervin proceeded to approval of the Rule 45 Report of November 2025, which report was transmitted electronically to the Membership. The Chair asked if there were any requests for discussion. Hearing no such requests, Alderman La Spata moved to approve the report. A vote was taken, and the report was adopted.

Chairman Ervin next advanced the Agenda to address Item# 1, a Redevelopment Agreement with 5050 Prairie LLC to provide Neighborhood Opportunity Fund (NOF) assistance for mixed-use development at 5036-5044 and 5046 South Prairie Avenue in the 3rd Ward, then recognized Robert Bumpers from DPD for purposes of providing a presentation on the RDA. The speaker greeted the Chairman and committee members and stated for the record that he was Robert Bumpers, Financial Planning Analyst in the Department of Planning & Development, here today to request the Committee's approval of a Neighborhood Opportunity Fund Redevelopment Agreement for KLY Development LLC for the purposes of authorizing \$4,339,060 in NOF funding. The grant will be used for the creation of the 5050 Prairie LLC Project, which will be 66,000 square foot mixed use development containing 44 market rate apartments with 5 onsite affordable residential ordinance apartments as well as a commercial space for a new restaurant. The subject property is located at the northwest corner of East 51<sup>st</sup> Street and South Prairie Avenue and is currently vacant. The project team is led by Carrie Young, Co-Founder/CEO of KLY Development, the team also includes General Contractor Carlson Construction, 1919 Architects and new restaurant by Kaela Canard of Let's Eat to Live. Total project cost is approximately \$15,750,000+ Million and will be financed by a combination of equity debt and the requested NOF grant. Overall, the grant will aid in the community and the activation of a vacant parcel provide housing, retail and increased property taxes. DPD expressed their support as well as Alderman Dowell's. Mr. Bumpers concluded the

presentation and thanked the Body, bidding for its favorable consideration for support and acknowledged he and Carrie Young, KLY Development welcome any questions. The Chairman then recognized Alderman Dowell who thanked Mr. Bumpers for his work on the project and Carrie Young for investing in the Grand Boulevard Bronzeville community, she then asked the committee to support this effort. The Chair then acknowledged Alderman Conway who asked what the unit count was. The Chair stated 44 as well as Mr. Bumpers replying 44 units and 5 RO units. Seeing there were no other questions, the Chair acknowledged Aldermen Lopez and Conway's Motion for Move Do Pass, requesting all in favor signify by saying Aye, any opposed? Recorded in the opinion of the Chair the Ayes have it, the matter was approved and would be reported out at the next City Council Meeting on Friday, November 14, 2025.

Chairman then conveyed that the final Items, #2 through #9, were Transfers of Fund Ordinances, with substitutes proposed for Item #2, the 10th Ward, Item #4, the 13th Ward and Item #8, the 47th Ward, which substitute ordinances had been distributed to Committee Members, then queried for a Motion to accept the substitutes, so Moved by Alderman LaSpata. He queried for all in favor to signify by saying Aye, any opposed? He recorded that in the opinion of the Chair the Ayes have it and the Substitutes are before us so we will entertain a Motion to pass Items 2 through 9, which are Transfers of Funds in the 10th, 12th, 13th, 43rd, 44th and 47th Wards, as well as in the Committee on Zoning, Landmarks and Building Standards and the Committee on Environmental Protection and Energy for Year 2025. So Moved by Alderman Lopez. The Chair then queried for all in favor to signify by saying Aye, any opposed? There were all Ayes, no Nays, and the Motion was recorded as approved and to be reported out at the next regular City Council Meeting on Friday, November 14, 2025.

The Committee on the Budget and Government Operations having no further business, on motion made by Alderman Quinn for adjournment, Chairman acknowledged a voice vote of all Ayes and No nays, the meeting was adjourned.

*(A video recording of the full meetings with committee members, internal and external experts, as well as any/all public speaking content can be reviewed on the Chicago City Clerk website under Committee Meeting Web Stream Archive dated November 10th and November 12th, respectively.)*

Respectfully submitted by:



Jason C. Ervin, Chairman  
Committee on the Budget and Government Operations