



GILBERT VILLEGAS
CITY COUNCIL
CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL - 2ND FLOOR
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

COMMITTEE CHAIRMAN
ECONOMIC, CAPITAL & TECHNOLOGY DEVELOPMENT
COMMITTEE MEMBERSHIPS
ZONING, LANDMARKS & BUILDING STANDARDS

BUDGET & GOVERNMENT OPERATIONS

CONTRACTING OVERSIGHT & EQUITY

LICENSE & CONSUMER PROTECTION

HOUSING & REAL ESTATE

COMMITTEES & RULES

FINANCE

MONTHLY REPORT — JANUARY 2026

Pursuant to Rule 45 of the City Council Rules of Order, the **Committee on Economic, Capital, and Technology Development** submits the following Monthly Report.

On Tuesday, **January 13, 2026**, the Committee on Economic, Capital, and Technology Development held an in-person meeting.

Chairman Villegas called the meeting to order.

ROLL CALL

The following members of the Committee were deemed to be present for quorum:

Villegas (36), Mosley (21), La Spata (1), Hall (6), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Lopez (15), Tabares (23), Cruz (30), Cardona (31), Waguespack (32), Mitts (37), Napolitano (41), Reilly (42), Manaa-Hoppenworth (48).

Under Rule 59, the following member of the Committee requested to participate remotely:

Mosley (21), Hall (6), Chico (10), Tabares (23) & Napolitano (41).

Ald. Reilly motioned to accept the remote participation of Aids. Mosley, Hall, Chico, Tabares & Napolitano via Rule 59. The motion passed without objection.

PUBLIC COMMENT

George Blakemore spoke on miscellaneous matters.

Dennis White spoke on miscellaneous matters.

APPROVAL OF RULE 45 MONTHLY REPORT

- Approval of the December 2025 Monthly Report

Ald. Reilly motioned to approve the report. The motion passed without objection.

Item 13

13. O2025-0021115 Support of Class 6(b) tax incentive for property at 2234 W. 43rd Street

Ald. La Spata motioned to defer the tax incentive ordinance for the property at 2234 W. 43rd Street. The motion passed without objection, by the same roll call vote used to establish quorum.

Item 1

Item 1 was an appointment to the Community Development Commission

1. A2025-0021662 Appointment of Sergio Candelaria as member of Community Development Commission

Appointee Candelaria spoke regarding his professional background and his qualifications for the appointment.

Ald. Manaa Hoppenworth thanked the candidate for his call and asked what he was most excited about in taking the appointment (excited about delivering capital programs to the City).

Ald. Reilly motioned to approve the appointment, which passed without objection, by the same roll call vote used to establish quorum.

Items 2-8

Items 2-8 were appointments to various special service areas.

2. A2025-0021665 Reappointment of Eve Moran as member of Special Service Area No. 16 Greektown

3. A2025-0021668 Reappointment of Constantinos Vitogiannis as member of Special Service Area No. 16 Greektown

4. A2025-0021669 Reappointment of A. Thomas Paspalas as member of Special Service Area No. 16 Greektown

5. A2025-0021670 Reappointment of Timothy S. Klump as member of Special Service Area No. 18 North Halsted

6. A2025-0021671 Reappointment of Jamyron Whitaker as member of Special Service Area No. 56 Bronzeville

7. SA2025-0019860 Appointment of Ivy Speck as member of Special Service Area No. 17-2025 Central Lakeview/Wrigleyville Commission

8. SA2025-0019861 Appointment of Jennifer Dedes as a member of Special Service Area No. 17-2025, the Central Lakeview/Wrigleyville Commission

Eve Moran, Jen Dedes & Ivy Speck appeared in person to be present to answer questions.

Ald. Lopez asked if the all appointees were invited to attend in-person or remotely (yes).

Mark Roschen of the Dept. of Planning & Development affirmed that the appointees were invited and encouraged to participate, either in person or remotely.

Ald. Lopez reiterated the need for appointees to participate in their confirmation hearings.

He motioned to separate and defer the approval of the appointees for items 3,4,5 & 6 until those appointees are available to participate in an upcoming meeting.

Chairman Villegas conducted a roll call on Ald. Lopez's motion to separate and defer.

The motion passed 12-5.

Ald. Lopez motioned to confirm the appointees that attended.

Items 2, 7, & 8 passed without objection, by the same roll call vote used to establish quorum.

Chairman Villegas requested a motion to accept the substitute appointments of Jen Dedes and Ivy Speck.

Ald. Lopez motioned to accept the substitutes. The motion passed without objection, by the same roll call vote used to establish quorum.

Items 9-10 were Direct Introductions (37.05)

9. O2026-0022149 Ordinance designating the Greater Southwest Development Corporation as the interim service provider for Special Service Area No. 3

10. O2026-0022147 Ordinance designating the Greater Southwest Development Corporation as the interim service provider for Special Service Area No. 59-2022

Mark Roschen, Assistant Commissioner with the Dept. of Planning & Development spoke in favor of and requested support for the two ordinances designating the interim service provider for SSA Nos. 3 & 59-2022.

Ald. Lopez motioned to pass the two ordinances. They passed without objection by the same roll call vote used to establish quorum.

Items 11-12 were tax incentive ordinances.

11. 02025-0020979 Support of Class 6(b) Industrial Property Tax Incentives at 10459 S. Muskegon Ave

Aaron Fogle, Financial Planning Analyst for the Dept. of Planning & Development, presented in favor of the Class 6(b) tax incentive renewal ordinance.

He noted that the tax incentive would lead to the creation of a second soy processing system that would support 130 existing jobs and create 15-20 higher-paying jobs. The 6(b) incentive would be the determining factor on whether the tenant APS Grupa stays in Chicago or moves to Iowa.

Ald. La Spata inquired whether the tenant's lease expires in 2030 (yes, but the tenant plans to renew in 2035 & 2040).

Ald. Lopez inquired about the parameters for the initial incentive and the first renewal incentive (initial parameter was to create jobs (80-100, renewal will create 15-20 jobs).

Ald. Mitchell inquired about the initial jobs and whether they were filled by Chicagoans and community residents (yes, also looking to hire from local trade schools for the new jobs).

Chairman Villegas noted that Ald. Chico provided a letter of support for the project and the tax incentive ordinance.

Ald. Chico expressed his support for the tax incentive for this applicant.

Ald. Mitchell motioned to pass the tax incentive ordinance. The motion passed without objection.

12. 02025-0020980 Support of Class 6(b) tax incentive for property at 1532 W Fulton St.

Robert Bumpers, Financial Planning Analyst for the Dept. of Planning & Development, presented in favor of the Class 6(b) tax incentive. He noted that the tax incentive would help fund the rehabilitation of a vacant property. The project is estimated to create 8 permanent and 10 temporary construction jobs.

Chairman Villegas noted that Ald. Burnett provided a letter of support for the project and the tax incentive ordinance.

Ald. Lopez inquired whether the project is a relocation (yes). He inquired from DPD what the total value of tax abatement was for 2024 & 2025 (the information would be provided through the chair).

Chairman Villegas also asked DPD to provide the positive economic impacts of all the tax abatements, as well. Ald. Lopez asked DPD to also break down the data by region.

Ald. La Spata asked why the project was being funded through a tax abatement as opposed to through TIF? Applicant's attorney said the TIF would be pay-in and pay out reimbursement, while abatement is a long-term reduction of property taxes. The latter option is a better option for the applicant.

Ald. Mitchell asked DPD to address the question, also. (Bumpers stated that the abatement is a tax reduction paid to the county, with the proceeds paid in equal amounts over a 12-year period; while the TIF is a reimbursement from a TIF district for moneys paid out by the business owner.

Tim Jeffries of DPD said tax abatements are middle-rung incentives that are not paid out directly and swiftly with hard cash funds. The applicant did request the tax incentive, which accomplishes the objective of supporting the applicant without the City putting out its available cash/funds.

Ald. Lopez expressed concerns about DPD not utilizing TIF funds instead of tax incentives. (As unassigned TIF funds are being used to balance budgets, as well).

Ald. Manna-Hoppenworth lauded the project. She requested clarification of how the regions are defined (DPD has created seven development regions for geographic classification purposes).

Ald. Lee said the project was a great use of the 6(b) tax incentive.

Ald. La Spata motioned to pass the tax incentive ordinance. The motion passed without objection, by the same roll call vote used to establish quorum.

There being no further business, Ald. Lopez motioned to adjourn the meeting, which passed without objection by the same roll call vote that was applied to determine quorum. The meeting was adjourned.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Gilbert Villegas', with a stylized flourish at the end.

Alderman Gilbert Villegas
Chairman, Committee on Economic, Capital and Technology Development