



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: June 3, 2026

COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT MAY 2026

Pursuant to Rule 45 of the City Council Rules of Order, the Committee on Finance submits the following Monthly Rule 45 Report for May 2026.

Date, Time & Location of

Meeting: On May 18, 2026 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 May 18, 2026 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6) - REMOTE, Mitchell (7), Harris (8) - REMOTE, Lee (11) - REMOTE, Ramirez (12), Quinn (13), Lopez (15), Moore (17) - REMOTE, Curtis (18), O'Shea (19), Mosley (21), Rodriguez (22) - REMOTE, Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Reilly (42) - REMOTE, Knudsen (43), Martin (47), and Silverstein (50) - REMOTE.

The following member(s) were not present at the May 18, 2026 Committee on Finance meeting: Beale (9), and Taylor (20).

The following non-members were present at the May 18, 2026 Committee on Finance meeting: N/A

On May 18, 2026 at 10:00 a.m. 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 asked for a motion on Rule 59 to allow remote participation for Committee members Hall, Harris, Moore, Rodriguez, Reilly, and Silverstein. The motion was made by Alderman Quezada and was so ordered. A subsequent Rule 59 motion to allow the remote participation of Alderman Lee was made by Alderman Ervin and was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. The following public speakers addressed the committee: Zoe Leigh, Alex Nelson, George Blakemore, Shaunagh McGoldrick, Sung-Yeon Choimorrow, Jessica Jackson, Joe Schwieterman, Kyle Lucas,

Samantha Rouzan, Derek James and Tiwon Sims. With no other public speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

The Committee on Finance addressed the following twelve (12) items of which twelve (12) were passed

- **April 2026 Rule 45 Report and Revised March 2026 Monthly Rule 45 Report** which passed the committee on a motion made by Alderman Moore.

INTRODUCED BY DIRECT INTRODUCTION DURING THE APRIL 13, 2026 COMMITTEE ON FINANCE MEETING

- **A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the months of April 2026 (F2026-0025268)**
 - **Item number 1** on the agenda was placed on file.
- **Three (3) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:**
- **Access Living v. City of Chicago, Case No. 18 CV 3399 (Or2026-0025269) Amount: \$2,250,000**
 - **Item number 2 (a)** on the agenda was explained by John Hendricks, Managing Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Mitts. The item passed by a voice vote of all members present, with the exception of Alderman Lopez who voted no on the item.

PASS COMMITTEE 5/18/26

PASS CITY COUNCIL 5/20/26 - with the exception of Alderman Lopez who voted no on the item.

- **Jose Gonzalez, as Special Administrator of the Estate of Jose Almanza-Martinez, Deceased, v. City of Chicago, Officer Ashton Smiley, and Officer Michael Carreon, Case No. 24 L 14052 (Or2026-0025270) Amount: \$3,500,000**
 - **Item number 2 (b)** on the agenda was explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass on the item was made by Alderman Mosley. The item passed by a vote of 18 Yeas (Dowell, Conway, La Spata, Hall, Mitchell, Harris, Lee, Ramirez, Moore, O’Shea, Mosley, Ervin, Waguespack, Quezada, Mitts, Vasquez, Knudsen, Martin) to 9 Nays (Quinn, Lopez, Curtis, Scott, Taliaferro, Villegas, Sposato, Reilly, Silverstein)

PASS COMMITTEE 5/18/26

PASS CITY COUNCIL 5/20/26 – By a vote of 34 Yeas (La Spata, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Lee, Ramirez, Gutierrez, Coleman, Moore, O’Shea, Taylor, Mosley, Rodriguez, Sigcho-Lopez, Fuentes, Burnett, Ervin, Cruz, Waguespack, Rodriguez Sanchez, Conway, Quezada, Mitts, Nugent, Vasquez, Knudsen, Lawson, Clay, Martin, Manaa-Hoppenworth, Hadden) to 16 Nays (Hopkins, Beale, Chico, Quinn,

Lopez, Curtis, Tabares, Scott, Taliaferro, Cardona, Villegas, Sposato, Napolitano, Reilly, Gardiner, Silverstein)

- **Access Arnold Day v. Kenneth Boudreau, Case No. 19 CV 7286 (Northern District of Illinois) (Or2026-0025271)** **Amount: \$13,000,000**
 - **Item number 2 (C)** on the agenda was explained by Jessica Felker, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman La Spata. The item passed by a voice vote of all members present.

PASS COMMITTEE 5/18/26
PASS CITY COUNCIL 5/20/26

INTRODUCED DURING THE APRIL 15, 2026 CITY COUNCIL MEETING

- **An ordinance amending Section 2-32-085 of the Municipal Code regarding the Voluntary Charitable Payroll Deductions Program (O2026-0024868)**
 - **Item number 3** on the agenda was explained by Michael Penicnack, Projects Administrator from the Department of Finance. Motion do pass was made by Alderman Martin. The item passed by a voice vote of all members present.

PASS COMMITTEE 5/18/26
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- **An ordinance authorizing the issuance of Multi-Family program to 3959 Lincoln 4 Manager, LLC for the mixed-use development 4% project at 3959 N. Lincoln Avenue in the 47th Ward (O2026-0024884)** **Amount not to exceed: \$11,007,814. Multi-Family**
 - **Item number 4** on the agenda was explained by Amicie Crayton, Financial Planning Analyst from the Department of Housing. Motion do pass was made by Alderman Ervin. The item passed by a voice vote of all members present.

PASS COMMITTEE 5/18/26
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- **An ordinance authorizing the issuance of Multi-Family program to 3959 Lincoln 9 Manager, LLC for the mixed-use development 9% project at 3959 N. Lincoln Avenue in the 47th Ward (O2026-0024885)** **Amount not to exceed: \$357,186. Multi-Family**
 - **Item number 5** on the agenda was explained by Amicie Crayton, Financial Planning Analyst from the Department of Housing. Motion do pass was made by Alderman O'Shea. The item passed by a voice vote of all members present.

PASS COMMITTEE 5/18/26
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- **An ordinance authorizing the execution of an intergovernmental agreement with the Chicago Board of Education to provide TIF funds for improvements at Irvin C. Mollison Elementary School, located at 4415 S. Dr. Martin Luther King, Jr. Drive in the 3rd Ward (O2026-0024869)**

Amount not to exceed: \$5,000,000. TIF

- **Item number 6** on the agenda was explained by Jamel Chambers, Executive Director of Intergovernmental Affairs for Chicago Public Schools. Motion do pass was made by Alderman Lopez. The item passed by a voice vote of all members present.

**PASS COMMITTEE 5/18/26
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- **An ordinance authorizing the execution of the First Amendment to Redevelopment Agreement with Westside Health Authority to modify the disbursement structure of tax increment financing (TIF) assistance for Aspire Center project at 5500 W. Madison Street in the 29th Ward (O2026-0024878)**

Amount not to exceed: \$12,250,000. TIF

- **Item number 7** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner from the Department of Planning and Development. Motion do pass was made by Alderman Sposato. The item passed by a voice vote of all members present.

**PASS COMMITTEE 5/18/26
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- **An ordinance authorizing the execution of Redevelopment Agreement with The Workshop Arts Collaborative LLC to provide tax increment financing (TIF) assistance for 3741-3749 W. Lawrence Avenue in the 33rd Ward (O2026-0024870)**

Amount not to exceed: \$1,550,000. TIF

- **Item number 8** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner from the Department of Planning and Development. Motion do pass was made by Alderman Mitchell. The item passed by a voice vote of all members present.

**PASS COMMITTEE 5/18/26
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- **An ordinance authorizing the execution of the First Amendment to the redevelopment agreement with Celadon Construction Corporation NFP, Celadon Partners LLC, Blackwood Development Partners LLC, United Yards 1B LL LLC and United Yards 1B QALICB LLC to provide tax increment financing (TIF) assistance and modification disbursement structure for United Yards 1B project at 4700 S. Ashland Avenue in the (O2026-0024871) 20th Ward**

Amount not to exceed: \$1,813,375. TIF

- **Item number 9** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner from the Department of Planning and Development. Motion do pass was made by Alderman Lopez. The item passed by a voice vote of all members present.

PASS COMMITTEE 5/18/26

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- **An ordinance approving Amendment #3 to the Redevelopment Plan for the Canal/Congress Tax Increment Financing Redevelopment Project and Plan to provide for the redevelopment of the Expanded Area in the 28th, 34th, and 42nd Wards (O2026-0024873)**
 - **Item number 10** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner from the Department of Planning and Development. Motion do pass was made by Alderman Conway. The item passed by a voice vote of all members present.

**PASS COMMITTEE 5/18/26
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- **An ordinance designating the Expanded Canal/Congress Tax Increment Financing Redevelopment Project Area as a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act in the 28th, 34th, and 42nd Wards (O2026-0024874)**
 - **Item number 11** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner from the Department of Planning and Development. Motion do pass was made by Alderman Ervin. The item passed by a voice vote of all members present.

**PASS COMMITTEE 5/18/26
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- **An ordinance adopting Tax Increment Allocation Financing for the Expanded Canal/Congress Tax Increment Financing Redevelopment Project Area in the 28th, 34th, and 42nd Wards (O2026-0024875)**
 - **Item number 12** on the agenda was explained by Jeffrey Cohen, Deputy Commissioner from the Department of Planning and Development. Motion do pass was made by Alderman Knudsen. The item passed by a voice vote of all members present.

**PASS COMMITTEE 5/18/26
PASS CITY COUNCIL 5/20/26**

A complete recap of the meeting can be found at <https://vimeo.com/1192012038>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Martin moved to adjourn. The Committee on Finance meeting adjourned at 1:30 pm.

Respectfully submitted by:



**Pat Dowell, Chairman
Committee on Finance**