



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: August 8, 2025

COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT July 2025

Pursuant to Rule 45 of the City Council Rules of Order, the Committee on Finance submits the following Monthly Rule 45 Report for July 2025.

**Date, Time &
Location of
Meeting:**

On July 14, 2025 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 July 14, 2025 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6) - REMOTE, Mitchell (7), Harris (8) - REMOTE, Beale (9), Lee (11) - REMOTE, Ramirez (12), Quinn (13), Lopez (15), Moore (17), Curtis (18), O'Shea (19), Taylor (20) – REMOTE, Mosley (21) - REMOTE, Rodriguez (22) - REMOTE, Scott (24), Sigcho-Lopez (25), Burnett (27) - REMOTE, Ervin (28), Taliaferro (29), Cardona (31) - REMOTE, Waguespack (32), Rodriguez Sanchez (33) - REMOTE, Quezada (35), Villegas (36), Mitts (37) - REMOTE, Sposato (38), Nugent (39) – Ex-Officio, Vasquez (40), Reilly (42), Knudsen (43), Martin (47) and Silverstein (50) - REMOTE.

The following member(s) were not present at the July 14, 2025 Committee on Finance meeting: N/A

The following non-members were present at the July 14, 2025 Committee on Finance meeting: Tabares (23), Napolitano (41), and Gardiner (45).

On July 14th 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 Harris, Taylor, Mosley, Rodriguez, Cardona, Mitts, and Silverstein. The motion was made by Alderman La Spata and with no objections was so ordered. A subsequent Rule 59 motion to allow remote participation for Committee members Hall and Rodriguez Sanchez was made by Alderman Sigcho Lopez. A further Rule 59 motion to allow remote participation for Committee member Lee was made by Alderman Lopez. A final Rule 59 motion to allow remote participation for Committee member Burnett was made by Alderman La Spata. 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: Brian Septon, Zoe Leigh, George Blakemore, and Tiwon Sims. With no other public speakers having timely signed up to speak, Chairman Dowell closed the public comment period. Prior to considering Item 5 on the agenda, Alderman Lopez made a motion to reestablish quorum and quorum was established.

The Committee on Finance addressed the following (12) twelve items of which (11) eleven were passed

- **June 2025 Rule 45 Report** which passed the committee on a motion made by Alderman Scott.

INTRODUCED DURING THE FEBRUARY 26, 2025 CITY COUNCIL MEETING

- **An ordinance, introduced by Alderman Marty Quinn – 13th Ward, amending Municipal Code Chapter 2-8 by adding a new Section 2-8-036, “Issuance of bonds and other indebtedness – Ordinance requirements.” (O2025-0015727)**
 - **Item number 9** on the agenda was explained by Steven Mahr, Assistant Commissioner-Debt Manager in the Office of the Chief Financial Officer. Motion do pass was made by Alderman Quinn. A roll call vote was held on the matter, and the item failed to pass by a vote of 16 yeas to 17 nays (Yeas – Conway, Hopkins, Beale, Quinn, Lopez, Curtis, O’Shea, Scott, Cardona, Waguespack, Villegas, Sposato, Reilly, Knudsen, Silverstein, and Nugent; Nays – Dowell, La Spata, Hall, Mitchell, Harris, Lee, Ramirez, Taylor, Rodriguez, Sigcho Lopez, Burnett, Ervin, Taliaferro, Rodriguez Sanchez, Quezada, Vasquez, and Martin)

DO NOT PASS COMMITTEE 7/14/25

RECOMMENDED DO NOT PASS IN CITY COUNCIL 7/16/25

INTRODUCED BY DIRECT INTRODUCTION DURING THE JULY 16, 2025 COMMITTEE ON FINANCE MEETING

- **A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of June 2025 (F2025-0018551)**
 - **Item number 1** on the agenda was placed on file.
- **Five (5) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:**
- **Felicia Nalls-Bradley v. City of Chicago, Case No. 23 L 2361 (Or2025-0018552)**

Amount: \$400,000

- **Item number 2 (a)** on the agenda, explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Conway. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25

- **Gilbert Mendez v. City of Chicago, Case No. 18 cv 5560 (Or2025-0018553)**

Amount: \$2,500,000

- **Item number 2 (b)** on the agenda, explained by Caroline Fronczak, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman O'Shea. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25

- **Marley Aguilar v. Eric Duron, et al., Case No. 2018 cv 7098 (Or2025-0018554)**

Amount: \$3,000,000

- **Item number 2 (c)** on the agenda, explained by Caroline Fronczak, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Ervin. The item passed by a roll call vote of 18 yeas to 11 nays (Yeas – Dowell, La Spata, Hall, Ramirez, Moore, Taylor, Mosley, Rodriguez, Sigcho Lopez, Burnett, Ervin, Taliaferro, Waguespack, Rodriguez Sanchez, Quezada, Villegas, Vasquez, and Martin. Nays – Conway, Hopkins, Beale, Quinn, Lopez, O'Shea, Scott, Cardona, Sposato, Reilly, and Silverstein)

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25 – 32 yeas to 15 nays (Yeas - Burnett, Clay, Coleman, Dowell, Ervin, Fuentes, Gutierrez, Hadden, Hall, Harris, Knudsen, La Spata, Lawson, Lee, Manaa-Hoppenworth, Martin, Mitchell, Mitts, Moore, Mosley, O'Shea, Quezada, Ramirez, Robinson, Rodriguez Sanchez, Sigcho Lopez, Taliaferro, Taylor, Vasquez, Waguespack, and Yancy, Nays – Beale, Cardona, Chico, Conway, Curtis, Gardiner, Lopez, Napolitano, Nugent, Quinn, Reilly, Scott, Silverstein, Sposato, and Tabares)

- **James Jackie Wilson v. Jon Burge, et al., Case No. 21 cv 3487 (Or2025-0018555)**

Amount: \$12,700,000

- **Item number 2 (d)** on the agenda, explained by Jessica Felker, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Beale. The item passed by a voice vote of all members present – with the exception of Aldermen Lopez, Hopkins and Scott. Alderman Conway recused himself from voting on this matter under Rule 14 as he worked with Nick Trutenko at the State's Attorney's Office for 4 years in the Public Corruption/Financial Crimes unit. Though the incidents in the case preceded Ald. Conway's time at the office, he recused himself out of an abundance of caution.

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25 – with the exception of Aldermen Hopkins, Lopez, Scott and Sposato. Alderman Conway recused himself from voting on this matter under Rule 14 as he worked with Nick Trutenko at the State's Attorney's Office for 4 years in the Public Corruption/Financial Crimes unit. Though the incidents in the case preceded Ald. Conway's time at the office, he recused himself out of an abundance of caution.

- **Roberto Almodovar v. Reynaldo Guevara, et al., Case No. 18 cv 02341 (Or2025-0018556)**

Amount: \$17,000,000

- **Item number 2 (e)** on the agenda, explained by Jessica Felker, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Sigcho Lopez. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25
PASS CITY COUNCIL 7/16/25

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction) (SOr2025-0018557)**
 - Item number 10 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 7/16/25

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction) (SCL2025-0018558)**
 - Item number 11 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 7/16/25

- **Two (2) proposed orders authorizing Charitable Solicitation on the Public Way (Tag Day) permits (F2025-0018559)**
 - A. **Knights of Columbus**
Citywide
September 18, 2025 to September 21, 2025
 - B. **American Civil Liberties Union**
Citywide
July 31, 2025 to December 31, 2025

- Item number 12 on the agenda was placed on the omnibus with no objection from the Committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 7/16/25

INTRODUCED DURING THE JUNE 18, 2025 CITY COUNCIL MEETING

- **A communication concerning the appointment of Michael Belsky as City Comptroller (A2025-0018118)**
 - **Item number 3** on the agenda was explained by Comptroller Michael Belsky. Motion do pass made by Alderman Curtis. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25
PASS CITY COUNCIL 7/16/25

- **An ordinance amending the Municipal Code Section 7-28-235 to align the senior sewer exemption and the senior refuse discount program (O2025-0018148)**
 - **Item number 4** on the agenda was explained by Katherine Wheeler, Deputy Director of the Department of Finance. Motion do pass made by Alderman Lopez. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25

- **A substitute ordinance amending Municipal Code Sections 2-44-140, 2-45-110 and 14A-3-313.6 regarding lien assignments. (SO2025-0018149)**
 - **Item number 5** on the agenda was explained by Kalpana Plomin, Deputy Commissioner from the Department of Finance. Motion to accept the substitute was made by Alderman La Spata. Motion do pass made by Alderman La Spata. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 7/14/25

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25 – With the exception of Alderman Lopez who voted no on the item

- **An ordinance concerning the execution of a redevelopment agreement and issuance of Tax Increment Financing (TIF) funds to Black Ensemble Theater Corporation for improvements at the Black Ensemble Studio Theater at 4440-4450 N. Clark Street in the 47th Ward (O2025-0018180)**

Amount not to exceed: \$2,434,955 in TIF

- **Item number 6** on the agenda was explained by Jeff Cohen, Deputy Commissioner, Department of Planning and Development. Motion do pass made by Alderman Vasquez. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25

- **An ordinance authorizing the bond inducement for the Homan Square Apartments Phase IV project at 3607, 3621, 3645 W. Polk Street, 906 and 908 S. Central Park Avenue and 921 S. Lawndale Avenue in the 24th Ward (O2025-0018177)**

Amount not to exceed: \$20,000,000. Multi-family Housing Revenue Bonds

- **Item number 7** on the agenda was explained by Amicie Crayton, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Sposato. The item passed by a voice vote of all members present.

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25

- **An ordinance authorizing the execution of a redevelopment agreement and the issuance of Tax Increment Financing (“TIF”) funds to Southbridge 1C Housing LLC, and conveyance of city-owned**

property to TCB-DS for the project at 2311-15 S. State Street (also known as 3-5 E. 23rd Street) in the 3rd Ward (O2025-0018188)

Amount not to exceed: \$11,870,154 in TIF

- **Item number 8** on the agenda was explained by Amicie Crayton, Financial Planning Analyst from the Department of Housing. Motion to accept the substitute made by Alderman Brunett. Motion do pass made by Alderman Reilly. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 7/14/25

PASS COMMITTEE 7/14/25

PASS CITY COUNCIL 7/16/25

A complete recap of the meeting can be found at <https://vimeo.com/1100395634>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Sposato moved to adjourn. The Committee on Finance meeting adjourned at 3:24 pm.

Respectfully submitted by:



**Pat Dowell, Chairman
Committee on Finance**