

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to an ordinance (the "Original Ordinance") adopted by the City Council of the City (the "City Council") on May 22, 2024, and published at pages 11864 through 11882 in the Journal of the Proceedings of the City Council ("Journal") of such date, the City approved the sale of 55 vacant City-owned lots (the "Original SGM Property") to Sunshine Gospel Ministries, an Illinois not-for-profit corporation (the "Developer"), under the City Lots for Working Families Program, as modified by the Original Ordinance (the "SGM Project"); and

WHEREAS, the Developer is a member of United Power for Action and Justice, a not-for-profit, non-partisan community organization composed of 40 religious congregations, not-for-profit groups, hospitals, health centers and civic organizations from across Cook County; and

WHEREAS, the sale of City land to the Developer for the SGM Project is part of the City's commitment to sell up to 500 City lots in increments of 125 or less to members of United Power for Action and Justice; and

WHEREAS, the City is the owner of the property identified on Exhibit A attached hereto (the "Additional Property"), consisting of seven (7) vacant lots; and

WHEREAS, the Developer wishes to purchase the Additional Property from the City for One Dollar (\$1.00) per lot (the "Purchase Price") for the SGM Project; and

WHEREAS, a public notice advertising the Department's intent to enter into a negotiated sale of the Additional Property with the Developer and requesting alternative proposals appeared on the ChiBlockBuilder platform for a period of 45 days beginning on October 1, 2024; and

WHEREAS, no alternative proposals were received by the deadline indicated in the aforesaid notices; **now, therefore,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Original Ordinance is hereby amended to approve the sale of the Additional Property to the Developer for the Purchase Price under the same terms and conditions as the Original SGM Property. Each of the seven (7) lots comprising the Additional Property shall be deemed a City Lot, as that term is defined in the Original Ordinance, and the table of City Lots attached as Exhibit A to the Original Ordinance shall be amended to include the Additional Property.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed or deeds ("Deed(s)") conveying the Additional Property to the Developer, or to a land trust of which the Developer is the sole beneficiary, or to an entity of which the Developer is the sole controlling party or which is comprised of the same principal parties.

SECTION 4. The Commissioner of the Department of Housing ("Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the Additional Property or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.

Attachments: Exhibit A – List of City Lots Comprising Additional Property