

SUBSTITUTE ORDINANCE

WHEREAS, the City of Chicago (the "City"), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing available to persons of low and moderate income; and

WHEREAS, the City has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, the City has certain funds available from a variety of funding sources ("Multi-Family Program Funds") to make loans and grants for the development of multi-family residential housing to increase the number of families served with decent, safe, sanitary and affordable housing and to expand the long-term supply of affordable housing, and such Multi-Family Program Funds are administered by the City's Department of Housing ("DOH"); and

WHEREAS, DOH has preliminarily reviewed and approved the making of a loan to The Regenerator, LLC, a Wisconsin limited liability company (the "Borrower") of which Regenerator Apartments MM, LLC, a Wisconsin limited liability company, is the managing member (the "Managing Member") (of which GEC Regenerator Apartments, LLC, a Wisconsin limited liability company ("GEC"), is currently the managing member, and at closing may have an approximately 49% membership interest in the Managing Member, and GGDG Regenerator Apartments, LLC, an Illinois limited liability company ("GGDG"), may have an approximately 51% membership interest in the Managing Member), in an amount not to exceed \$7,733,157 (the "City Loan"), to be funded from Multi-Family Program Funds pursuant to the terms and conditions set forth in Exhibit A attached hereto and made a part hereof; and

WHEREAS, it is anticipated that GGDG will be wholly owned by Go Green Development Group, an Illinois not-for-profit corporation ("Go Green"), and GEC will be wholly owned by Gorman and Company, LLC, a Wisconsin limited liability company; and

WHEREAS, pursuant to an ordinance adopted on October 27, 2021, and published at pages 40213-40503 of the Journal of the Proceedings (the "Journal") of the City Council of the City (the "City Council") for such date and as amended by an ordinance adopted on October 16, 2025 and published at pages 33145-33357 of the Journal for such date, the City Council authorized the issuance of general obligation bonds in one or more series, in an aggregate principal amount not to exceed \$660,000,000 for the Chicago Recovery Financing Plan (as defined therein) to finance the costs of the Recovery Purposes (as defined therein); and

WHEREAS, DOH has preliminarily reviewed and approved the making of a grant to Go Green (which will then make a capital contribution of such funds to the Borrower) in an amount not to exceed \$10,992,687 (the "CRP Grant" and, together with the City Loan, the "City Financing"), which will be funded from Chicago Recovery Financing Plan funds pursuant to the terms and conditions set forth in Exhibit A hereto; and

WHEREAS, the Board of Education of the City of Chicago (the “Board”) is a body corporate and politic, organized under and existing pursuant to Article 34 of the School Code of the State of Illinois, 105 ILCS 5/1-1, et seq.; and

WHEREAS, the Public Building Commission of Chicago, a municipal corporation of the State of Illinois (the “PBC”), is the owner, in trust for the Board, of the real property generally located at 6206 S. Racine Avenue, Chicago, IL 60636, and legally described in Exhibit B attached hereto and made a part hereof (the “Overall Property”); and

WHEREAS, the Overall Property is improved with the former Woods Community Academy (the “Building”); and

WHEREAS, the Board has authorized, pursuant to Board Report Number 20-1028-OP2, adopted by the Board on October 28, 2020, the PBC to convey the Overall Property to the City for an economic development and a public purpose, provided that the Overall Property may not be used for a K-12 charter school; and

WHEREAS, pursuant to an ordinance adopted by the City Council on February 26, 2021, and published in the Journal for such date at pages 27747 through 27751, the City Council approved the City’s acquisition of the Overall Property for \$1.00 and authorized the Department of Planning and Development to accept on behalf of the City a deed of conveyance from the Board and/or the PBC for the Overall Property, subject to the approval of the Corporation Counsel; and

WHEREAS, the Chicago Plan Commission authorized, pursuant to the Inter-Agency Referral No.: 20-018-2, adopted on December 17, 2020, the City to acquire the Overall Property; and

WHEREAS, the appraised fair market value of the Overall Property as of May 26, 2023 is \$1,300,000.00; and

WHEREAS, Inner City Muslim Action Network (“IMAN”) proposes to acquire the Overall Property from the City for the sum of \$1.00 (the “Purchase Price”) and then immediately reconvey it to Go Green, which will then immediately reconvey the Overall Property (or the Property, as defined below) to the Borrower; and

WHEREAS, the Borrower plans to acquire the Overall Property (or the Property) from Go Green and to rehabilitate the Building by (i) converting a portion of the Building into approximately 48 dwelling units as one- and two-bedroom units for low-, very low-, and extremely low-income persons and families, along with associated common areas and a parking lot (the “Residential Project”), and (ii) setting aside a portion of the Building for use as a federally qualified health center (the “FQHC”, and together with the Residential Project, the “Development”); and

WHEREAS, the Development will be divided into the Residential Project and the FQHC, with only the Residential Project receiving the City Financing and the Additional Financing as shown in Exhibit A hereto; and

WHEREAS, if the Borrower acquires the Overall Property, the Borrower will convey the portion of the Building set aside for the FQHC to Go Green, or to another entity acceptable to the City, upon completion of preliminary construction of the FQHC sufficient for eligibility for a Certificate of Occupancy from the City's Department of Buildings (the "Certificate of Occupancy"); and

WHEREAS, to facilitate the Borrower's receipt of a Certificate of Occupancy for the Residential Project, Go Green or another entity acceptable to the Authorized Officer (as defined below) is expected to assign approximately \$1,415,641 (or another amount acceptable to the Authorized Officer) in certain escrowed funds to the Borrower or another entity acceptable to the Authorized Officer for the purpose of financing certain preliminary construction of the FQHC, such assignment to be secured by such security as may be acceptable to the Authorized Officer; and

WHEREAS, the portion of the Overall Property attributable to the Residential Project shall be known as the "Property"; now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. Upon the approval and availability of the Additional Financing as shown in Exhibit A hereto, the Commissioner of Housing (the "Commissioner") and a designee of the Commissioner (collectively, the "Authorized Officer") are each hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with the implementation of the City Financing. The Authorized Officer is hereby authorized, subject to the approval of the Corporation Counsel, to negotiate any and all terms and provisions in connection with the City Financing which do not substantially modify the terms described in Exhibit A hereto. Upon the execution and receipt of proper documentation, the Authorized Officer is hereby authorized to disburse the proceeds of the City Financing to the Borrower.

SECTION 3. The Project shall be deemed to qualify as "Affordable Housing" for purposes of Chapter 16-18 of the Municipal Code of Chicago (the "Municipal Code"). Sections 2-44-080 through 2-44-105, inclusive, of the Municipal Code shall not apply to the Residential Project or the Property.

SECTION 4. The Mayor or his proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the Overall Property for the Purchase Price to IMAN, or to a land trust of which IMAN is the sole beneficiary, or to an entity of which IMAN is the sole owner and the controlling party, subject to those covenants, conditions and restrictions set forth in this ordinance, including the deed provisions substantially in form set forth in Exhibit C attached hereto and made a part hereof. The Authorized Officer is hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver such supporting documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance relating to the conveyance of the Overall Property from the City to IMAN, including but not limited to indemnification, releases, affidavits and other documents to remove exceptions from title.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 6. This ordinance shall take effect upon its passage and approval.