

ORDINANCE

WHEREAS, the City of Chicago ("City") is a duly constituted and existing municipality within the meaning of Section 1, Article VII, of the 1970 Constitution of the State of Illinois ("Constitution"), and is a home rule unit of local government under Section 6(a), Article VII, of the Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Suzie B. Wilson and her sister, Swedlana Dass, together with more than two dozen companies tied to Wilson and Dass (collectively, the "Debtors") own approximately 770 lots on the South and West sides of Chicago (the "Debtor Lots"), which they acquired through Cook County's tax and scavenger sales and then neglected for years; and

WHEREAS, the City has filed multiple lawsuits against the Debtors to collect more than \$15 million in unpaid tickets associated with the Debtor Lots for garbage, rats, weeds, illegal dumping and other health and safety code violations; and

WHEREAS, in response to the City's lawsuits, the Debtors filed for bankruptcy in the United States Bankruptcy Court for the Northern District of Illinois; and

WHEREAS, as part of the bankruptcy case, the Debtors are auctioning the Debtor Lots through a competitive bidding process; and

WHEREAS, the Bankruptcy Court has set a deadline for bids of March 7, 2025, and an auction date, if necessary, of March 19, 2025; and

WHEREAS, the highest bidder for a property must place a ten percent (10%) deposit on the bid on March 7, 2025; and

WHEREAS, all sales must close within 14 days from Bankruptcy Court approval; and

WHEREAS, the purchase prices for the Debtor Lots will be paid to the bankruptcy estate of the Debtors and distributed to the creditors of the estate, including the City, as ordered by the Bankruptcy Court; and

WHEREAS, the Department of Planning and Development ("Department") has reviewed the list of Debtor Lots and identified three (3) properties that satisfy one or more of the following conditions (the "Strategic Properties"):

- The property is adjacent to City-owned land and would be part of a larger assemblage for development;
- The property has been identified in a planning study for acquisition and redevelopment;
- The property is adjacent to major existing or planned infrastructure improvements; and

WHEREAS, the Department has determined that acquisition of the Strategic Properties will contribute to the revitalization of areas of the City that have suffered a long history of disinvestment; and

WHEREAS, the Department intends to submit bids for the three Strategic Properties in an amount not to exceed Four Hundred Thousand and 00/100 Dollars (\$400,000) (the "Combined Purchase Price"); and

WHEREAS, the Combined Purchase Price for the Strategic Properties shall be paid from previously appropriated funds in the Department's planning implementation budget; *now, therefore,*

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

SECTION 1. The foregoing recitals, findings and statements of fact are hereby adopted as the findings of the City Council.

SECTION 2. It is hereby determined, declared and found that it is useful, desirable and necessary that the City acquire the Strategic Properties to implement its long-term planning objectives.

SECTION 3. The City's purchase of the Strategic Properties for the Combined Purchase Price, plus closing and auction costs and other amounts due and payable under the Asset Purchase Agreement (as hereafter defined), together with the City's performance of its other obligations and indemnity undertakings under the Asset Purchase Agreement, are hereby approved.

SECTION 4. The Commissioner of the Department (the "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 submit bids for the Strategic Properties and execute any required agreements or other forms in connection with the bids (collectively, the "Asset Purchase Agreement"), and to execute such other documents and take such other actions as may be necessary or appropriate to consummate the City's purchase of the Strategic Properties and to accept deeds to the Strategic Properties, with such changes, deletions, insertions, terms and provisions, including indemnification, as the Commissioner deems appropriate.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.