

ORDINANCE

WHEREAS, the City of Chicago (the "**City**") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, pursuant to an ordinance adopted on April 19, 2024, and published at pages 11493-11568 of the Journal of Proceedings for such date (the "**2024 Bonds Ordinance**"), the City Council of the City (the "**City Council**") authorized the issuance of certain general obligation bonds in one or more series, in an aggregate principal amount not to exceed \$1,250,000,000 for the Purposes as defined therein (the "**2024 Bonds**"); and

WHEREAS, Hudson Michigan Avenue Owner LLC, a Delaware limited liability company (the "**Developer**") owns that certain real estate located at 2222 South Michigan Avenue, Chicago, Illinois 60616 (the "**Property**") and plans to redevelop and renovate the approximately 100-year-old Hudson Motor Company building located on the Property into a boutique hotel containing approximately 154 hotel rooms and approximately 43,000 square feet of commercial and retail space, including ground-floor restaurants, event space, a rooftop pool and bar, on-site food and beverage services, fitness facilities and work club space, together with related improvement (the "**Project**"), as further described in **Exhibit A**; and

WHEREAS, the City's Department of Planning and Development ("**DPD**") has preliminarily reviewed and approved the making of a loan to the Developer in an amount not to exceed \$5,000,000 (the "**City Loan**") to be funded from 2024 Bonds funds, pursuant to the terms and conditions set forth in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, DPD has preliminarily reviewed and approved the making of a grant to the Developer in an amount not to exceed \$10,000,000 (the "**City Grant**"), to be funded from 2024 Bonds funds pursuant to the terms and conditions set forth in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 2.19(h) of the 2024 Bond Ordinance, awards or allocations of authorized funds for Purposes equal to or exceeding \$5,000,000 for a single project shall require City Council's approval; and

WHEREAS, for purposes of Section 2.19(h) of the 2024 Bonds Ordinance, this ordinance satisfies the requirement of City Council approval of the City Grant and the City Loan; and

WHEREAS, Developer proposes to undertake the Project pursuant to the terms and conditions of a proposed redevelopment agreement to be executed by the Developer and the City, including but not limited to the completion of the Project; now therefore

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

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Commissioner of Planning and Development or a designee of the Commissioner (the "**Authorized DPD Officer**") is hereby authorized, with the approval of the City's 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 Loan and the City Grant. The Authorized DPD 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 Loan and the City Grant which do not substantially modify the terms described in **Exhibit A** hereto. Upon the execution and receipt of proper documentation, the Authorized DPD Officer is hereby authorized to disburse the proceeds of the City Loan and the City Grant to the Developer.

SECTION 3. 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 4. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

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