ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions 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, the City is the owner of the real property located at 11954-58 S. State Street, Chicago, Illinois, as legally described on Exhibit A attached hereto (the "City Property"), which consists of approximately 6,150 square feet of land and is improved with a decommissioned fire station that is a two-story building of approximately 4,900 square feet; and

WHEREAS, Rescue 8 Education & Training Division Inc., an Illinois not-for-profit corporation (the "Buyer"), currently occupies the City Property for use as a facility to provide emergency response training, public safety awareness and preparedness, and youth empowerment in the far south side of Chicago, pursuant to a lease between the City and Buyer authorized by ordinance O2023-0004304, adopted by the City Council of the City ("City Council") on October 16, 2023, and published in the Journal of the Proceedings of the City Council for such date at pages 4077 through 4104 (the "Lease"); and

WHEREAS, the Lease is currently due to expire on December 31, 2026, however two (2) one-year options to renew remain available for Buyer to exercise under the Lease; and

WHEREAS, Buyer has submitted a proposal to the Department of Planning and Development (the "Department") for the sum of One Dollar ($1.00) (the "Purchase Price") to purchase the City Property and continue to use it as a multi-purpose public safety training and community resource center, as further described on Exhibit B attached hereto (the "Project"); and

WHEREAS, the market valuation of the Property as of April 1, 2026 is $12,286.00; and

WHEREAS, public notices advertising the Department's intent to sell the City Property to Buyer and requesting alternative proposals appeared on the City's ChiBlockBuilder website from April 1, 2026 and May 18, 2026, and in the *Chicago Tribune* on April 1, April 14, April 29, May 8, and May 15, 2026; no alternative proposals were received by the deadline indicated in the aforesaid notices; and; ***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 incorporated herein and made a material part of this ordinance.

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

(a) Buyer Entity must submit to the Department, and the Department must

approve, the final programming specifications and scheduling and reporting requirements for the Project;

(b) Buyer Entity must obtain all zoning approvals, and all building permits and other required permits and approvals, if applicable, as necessary for performance of the Project and submit evidence thereof to the Department;

(c) Buyer Entity must submit to the Department, and the Department must approve, the final budget and proof of financing for the Project;

(d) Buyer Entity must submit to the Department, and the Department must approve, such closing checklist due diligence documents as the Corporation Counsel may request, such as a pro forma title policy, survey, and corporate organization and authority documents; and

(e) Buyer Entity agrees that following closing it will deliver to the Cook County Assessor (or to the title company closing the transaction for delivery to the Cook County Assessor) a letter notifying the Assessor pursuant to 35 ILCS 200/15-20 that there has been a change in use and ownership of the City Property, and submit evidence thereof to the Department.

If the Buyer Entity fails to close on the acquisition of the City Property within 90 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department, in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

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 in substantially the form attached hereto as Exhibit C (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, subject to review and approval of the Corporation Counsel.

SECTION 4. 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 negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and consummate the transaction contemplated hereby ("Transaction Documents"), with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee. Transaction Documents may include a negotiated and executed redevelopment agreement between the Buyer Entity and the City (a "Redevelopment Agreement"), if deemed necessary by the Commissioner or his or her designee, at his or her sole discretion. The Transaction 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 City Property or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby, however, all such documents shall not be executed unless approved as to form and legality by the City's Corporation Counsel.

SECTION 5. The Commissioner of the Department of Fleet and Facility Management ("2FM Commissioner"), or a designee of the 2FM Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver any documents as may be necessary to terminate the Lease upon the conveyance of the City Property, if required, or as appropriate to carry out and comply with the provisions of this ordinance and consummate the transaction contemplated hereby.

SECTION 6. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity of such provision shall not affect any of the other provisions of this ordinance.

SECTION 7. This ordinance shall take effect upon its passage and approval.

Attachments:
Exhibit A – Legal Description
Exhibit B – Buyer, Purchase Price, and Project
Exhibit C – Form of Deed