

12-O-24

AN ORDINANCE

Authorizing the City Manager to Execute a Sale Contract for City Owned Real Property located at 504-514 South Boulevard to The Housing Authority of Cook County

WHEREAS, the City of Evanston owns real property located at 504-514 South Boulevard, Evanston, Illinois, 60202 and legally described in Exhibit A, attached hereto and incorporated herein by reference (the "Subject Properties"); and

WHEREAS, the Housing Authority of Cook County ("HACC"), in conjunction with PIRHL Developers, LLC, will work to develop a sixty unit mixed-income housing development on the Subject Properties; and

WHEREAS, the City Council of the City of Evanston has determined that ownership of the aforesaid Subject Properties is no longer necessary, appropriate, required, convenient, profitable, or in the best interests of the City of Evanston and seeks to sell the Subject Properties to HACC to further implement terms of the Agreement for affordable housing; and

WHEREAS, the City Manager recommends that the City Council hereby approve the sale of the Subject Properties, with the City as Seller and HACC as Buyer; and

WHEREAS, the City Council hereby finds and determines that the best interests of the City of Evanston and its residents will be served by conveying the Subject Properties pursuant to Section 1-17-5 of the City Code, on terms consistent with the Sales Agreement for Real Estate, attached hereto as Exhibit B and incorporated herein by reference (hereinafter, the "Agreement"),

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**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:**

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: The City Council of the City of Evanston hereby approves the sale of the Subject Properties with the City as Seller and HACC as Buyer.

SECTION 3: The City Manager is hereby authorized and directed to sign, and the City Clerk is hereby authorized and directed to attest, the Agreement, pursuant to the terms of which the Subject Properties shall be conveyed. The City Manager is further authorized to negotiate any changes or additional terms and conditions with respect to the sale of the aforesaid Subject Properties as the City Manager may deem fit and proper.

SECTION 4: The City Manager and the City Clerk, respectively, are hereby authorized and directed to execute, attest, and deliver such other documents, agreements, and certificates as may be necessary to effectuate the sale herein authorized.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications hereof that can be given

effect without the invalid provision or application, and each invalid application hereof is severable.

SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Ayes: 8

Nays: 1

Introduced: January 22, 2024

Approved:

Adopted: January 22, 2024

January 22, 2024

Daniel Biss

Daniel Biss, Mayor

Attest:

Approved as to form:

Stephanie Mendoza

Stephanie Mendoza, City Clerk

Alexandra B. Ruggie

Alexandra Ruggie, Interim Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 AND 2, IN BLOCK 10 IN KEENEY AND RINNS ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

AND

THIS WEST 33 FEET OF THAT PART OF HINMAN AVENUE LYING EAST OF AND ADJOINING LOT 1 IN BLOCK 10 IN KEENEY AND SINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 11-19-419-009-0000

EXHIBIT B

Sales Agreement of Real Estate