



City of Chicago



O2021-5882

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/15/2021

Sponsor(s): Lightfoot (Mayor)

Type: Ordinance

Title: Authorization to issue Multi-family Revenue bonds, or debt instruments to BJ Wright Preservation LP, BJ Wright GP LLC for the Barbara Jean Wright Court project acquisition and renovation of various residential buildings between Maxwell St, Morgan St, 14th Pl, Racine Ave and Blue Island Ave

Committee(s) Assignment: Committee on Finance

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 for 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, BJ Wright Preservation, LP, an Illinois limited partnership (the "Borrower"), the sole general partner of which is BJ Wright GP, LLC, an Illinois limited liability company, has proposed renovation of a certain low-income housing development project of 12 garden style four-story apartment buildings and 15 two-story townhomes, all of which shall comprise approximately 272 residential dwelling units, located in the City on various parcels between Maxwell Street, Morgan Street, 14th Place, Racine Avenue and Blue Island Avenue, and known as the Barbara Jean Wright Court Apartments (the "Project"); and

WHEREAS, the Borrower has requested that the City issue multi-family housing revenue bonds, notes or other indebtedness in an amount not to exceed Forty-Four Million Seven Hundred Thirty-Two Thousand Dollars (\$44,732,000) (the "Bonds") for the purpose of financing all or a portion of the Project costs; including but not limited to the costs incurred in connection with the issuance of the Bonds and funding certain reserves, if required; and

WHEREAS, it is intended that the interest on the Bonds will be excluded from gross income for federal income tax purposes; and

WHEREAS, it is intended that this ordinance shall constitute a declaration of official intent to reimburse certain eligible expenditures for the Project made prior to the issuance of the Bonds ("Eligible Project Costs") from the proceeds of the Bonds (if and when issued) within the meaning of Section 1.150-2 of the Treasury Regulations promulgated under the Internal Revenue Code of 1986, as amended (the "Treasury Regulations"); 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. The City reasonably expects to issue the Bonds and lend the proceeds thereof ("Bond Proceeds") to the Borrower, or an entity affiliated with or related to the Borrower, for the purpose of financing all or a portion of the Project costs, including but not limited to the costs incurred in connection with the issuance of the Bonds and funding certain reserves, if required. The maximum principal amount of Bonds which the City intends to issue for the Project will not exceed Forty-Four Million Seven Hundred Thirty-Two Thousand Dollars (\$44,732,000)

SECTION 3. Certain Eligible Project Costs will be incurred by the Borrower, or an entity affiliated with or related to the Borrower, in connection with the Project prior to the issuance of the

Bonds. The City reasonably expects to reimburse original expenditures (as that term is defined in the Treasury Regulations) incurred within 60 days preceding the adoption of this ordinance with respect to the Project with proceeds of the Bonds.

SECTION 4. The Eligible Project Costs to be reimbursed with Bond Proceeds will be paid initially from funds of the Borrower, or an entity affiliated with or related to the Borrower.

SECTION 5. This ordinance is consistent with the budgetary and financial circumstances of the City. No funds from sources other than the Bond Proceeds are, or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by the City for the Project for costs to be paid from the Bond Proceeds.

SECTION 6. This ordinance constitutes a declaration of official intent of the City with respect to the Project under Section 1.150-2 of the Treasury Regulations.

SECTION 7. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, 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 8. This ordinance shall be effective as of the date of its passage and approval.

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OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

December 15, 2021

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of the Department of Housing, I transmit herewith an ordinance authorizing the issuance of up to \$46 million in housing revenue bonds for the acquisition and rehabilitation of the Barbara Jean Wright Apartments.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in black ink that reads "Lori E. Lightfoot".

Mayor

CHICAGO January 26, 2022

To the President and Members of the City Council:

Your Committee on Finance having had under consideration a communication recommending a proposed ordinance concerning the authority to issue Multi-Family Revenue bonds, or debt instruments to BJ Wright Preservation LP, BJ Wright GP LLC for the Barbara Jean Wright Court project acquisition and renovation of various residential buildings between Maxwell Street, Morgan Street, 14th Place, Racine Avenue and Blue Island Avenue in the 25th Ward.

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Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed

This recommendation was concurred in by viva voce vote of members of the committee with _____0_____dissenting vote(s).

Respectfully submitted,

(signed) 

Chairman

APPROVED

Celia Meyer
CORPORATION COUNSEL

DATED: 2/3/22

APPROVED

Lori E. Lightfoot (m)
MAYOR

DATED: 2/3/22