

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

October 16, 2009

Pursuant to notification given September 11, 2009, the Members of the Illinois Housing Development Authority met for a regular meeting at 9:30 a.m., local time, October 16, 2009, at the offices of the Illinois Housing Development Authority, 401 North Michigan Avenue, Suite 700, Chicago, Illinois.

Those present:

BOARD:

Terry Newman	Chairman
Robert Barker	Vice Chairman (via telephone)
Karen Davis	Treasurer
Floyd Gardner	Member
Mary Kane	Member
George Lampros	Member

STAFF:

Gloria Materre	Executive Director
Phil Culpepper	Deputy Executive Director/Chief of Staff
Mary Kenney	General Counsel
Kathryn Finn	Assistant General Counsel
Robert Kugel	Assistant Executive Director/Chief Financial Officer
James Kregor	Controller
Barbara Manning	Chief Internal Auditor
Cami Freeman	Director of Single Family HOME/Trust Fund Programs
Vanessa Hill	Single Family HOME/Trust Fund Programs
Michelle Adams	Director Administrative Services
Stephen Gladden	Assistant Director/Manager for Multifamily Underwriting
Tracy Wortham	Assistant Director, Human Resources
Steve Uitto	Director, Information Systems
Neil O'Callaghan	Director, Information Technology
Nicki Pecori	Finance and Development
Mary Karnia	Finance and Development
Omar Brown	Financial Asset Management
Hazim Taib	Financial Asset Management
Bill Smirniotis	Managing Director of Homeownership Programs
Peggy Cullom	Managing Director Loan and Portfolio Management
Linda Thurmond	Managing Director for Multifamily Programs
Jane Bilger	Sr. Policy Director
Bill Smythe	Finance and Development
Tony Hernandez	Asset Management
Eric Von Battles	Asset Management
Diane Smith	Asset Management
Adonya Little	Multifamily Programs

Matt Palek	Multifamily Programs
Adam Rogers	Multifamily Programs
Mary Ellen Poole	Multifamily Programs
Adrienne Whitney	Financial Asset Management
Colleen Saccotelli	Legal Department
Margaret Vizzini	Legal Department

GUESTS:

Robert Helle	South Chicago SA Partners, LLC
Jeffrey Copley	Christian County Integrated Community Services
Robert Boyle	Justine Petersen Housing and Reinvestment Corporation
Randy Bennett	Department of Commerce and Economic Opportunity
Henry Morris	Liberty Meadow Estates, LLC
Scott Kotick	Alliant Capital
James Roberts	Urban Finance
Nicolette Vander Meer	Lighten-Gale Group
Bill King	Homan Arthington Housing, Inc.
Susan Jun	Bank of America Merrill Lynch
Bob Foggio	Morgan Stanley
Mr. William Daley	Morgan Stanley
Raymond High	Morgan Stanley
Mr. Michael Koessel	Citigroup
Elizabeth May	Chase
John Gust	Jefferies & Company
Scott Schmidt	U.S. Bank Home Mortgage
Ms. Renee Johnson	The Bank of New York Trust Company
Rhonda Butler Jackson	The Bank of New York Trust Company
Robert Demos	The Bank of New York Trust Company
Catherine Baker	Landon Bone Baker Architects
Leslie Ann Jones	East Lake/West End
Mike Niehaus	Windsor Homes
Michael Pizzuto	Spring Valley Development Corp.
Amy Janko	The Stough Group
Audra Hamernik	Cottage Housing Partners NFP
Matthew Graham	Shorewood Horizon, Inc.
John Linner	NDC Corporation
Jessica Berzak	DDG Monmouth, LLC
Debra Claybron	Voice of the People in Uptown
Anthony Fusco	Chicago Community Development Corporation
Mike Juozaitis	Lake Forest Project Consultant
Bob Kiley	Lake Forest City Manager
Tom Morsch	Alderman and Member of the Housing Trust
Peter Coutant	City Planner
Michael Burns	Chairman of the Housing Trust and former Alderman
Becky Wilson	B.C.M.W. Community Services

Brad Schueler Tri County Opportunities
Robert Campbell Rockford Area Affordable Housing Coalition (RAAHC)
Debbie Dixon Roseland Place, Inc. NFP

With a quorum consisting of Chairman Newman, Ms. Davis, Ms. Kane, Mr. Gardner and Mr. Lampros being present, and Vice-Chairman Barker (via telephone), Chairman Newman called the meeting to order at 9:35 a.m. Chairman Newman stated that Mr. Barker will be attending the meeting by telephone just for a limited time. He stated that Mr. Barker was not available to attend in person and is communicating with the Board by telephone from his office in Springfield, IL. He further stated that his communications had been received through a speakerphone in the Authority's boardroom, located in the Authority's office at 401 N. Michigan Avenue.

09-IHDA-136 Chairman Newman introduced Item 1 on the Agenda: Resolution Approving the Minutes of the Meeting of the Members of the Illinois Housing Development Authority held on September 18, 2009.

A motion to adopt the Minutes was made by Mr. Lampros and seconded by Mr. Gardner; voting was done by a roll-call vote, and the minutes were adopted by the affirmative votes of Chairman Newman, Vice-Chairman Barker, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-139D Executive Director Materre introduced Tab D under Item 5 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-2944-09) and Funds under the Equity Replacement Program (TCAP-2944-0115-01; SEC1602-2944-0115-01) for Hancock House, Chicago, Illinois.

Ms. D. Freeman stated that pursuant to Resolution Nos. 2008-IHDA-147G, Brownlow, Belton, Sullivan, Arms, NFP (the "Sponsor") was awarded 2008 Federal Tax Credits in the amount of \$800,000. The Sponsor was unable to syndicate all of the Federal Tax Credits, as set forth more fully in the summary of the Project (the "Summary") attached to this Resolution. Accordingly, the Sponsor seeks to return all but \$1,538 of its 2008 Federal Tax Credits (the "2008 Retained Federal Tax Credit Reservation") and has applied to the Authority for funds under the Equity Replacement Program in the amount of \$7,593,984 for the construction of an independent elderly development, described on Exhibit A attached to this Resolution and known as Hancock House. Due to circumstances beyond the Sponsor's control, the project has been delayed and the Authority has determined that the project is in danger of not being completed by the date the project must be placed in service, as more fully described on the Summary attached to this Resolution. Pursuant to Section III.11 of the Authority's Qualified Allocation Plan governing the allocation of Federal Tax Credits the Sponsor has requested that it be

allowed to return to the Authority the 2008 Retained Federal Tax Credit Reservation and has requested that the Authority make a new allocation reservation of Federal Tax Credits for the project from the 2009 Authority Housing Credit Ceiling. Ms. Freeman recommended the Members' approval of the exchange of the 2008 Retained Federal Tax Credit Reservation for a 2009 Federal Tax Credit Reservation in the amount of \$1,538; approval of a TCAP mortgage loan or grant with a recapture provision in an amount not to exceed \$4,506,390, and approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$3,087,594.

A motion to adopt the Resolution was made by Mr. Barker and seconded by Mr. Lampros; voting was done by a roll-call vote, and the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros. Chairman Newman abstained from voting.

Chairman Newman moved that the Board retire immediately to a closed session pursuant to Section 2 (c) (1) and (6) of the Opening Meetings Act to discuss the following subject: personnel and the sale of real estate. Mr. Lampros seconded the motion; voting was done by a roll-call vote, and the Board approved the motion by the affirmative votes of Chairman Newman, Vice-Chairman Barker, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

At 9:40 a.m. Mr. Barker ended his attendance by telephone.

The Board reconvened in open session at 9:52 a.m.

09-IHDA-137

Executive Director Materre introduced Item 2 on the Agenda: Resolution Appointing Deputy Executive Director.

Ms. Materre introduced Mr. Culpepper, welcomed him to the Authority and asked him to say a few words about himself.

Mr. Culpepper thanked the Chairman, Members of the Board, Ms. Materre and Governor Quinn for the opportunity to be involved with the Authority. He stated he hoped to use his public finance experience as the State's Debt Management Director, along with those while he was employed with the Illinois Tollway and US Army, to the benefit of the Authority.

Ms. Materre requested the Members' approval to appoint Phil Culpepper as the Deputy Executive Director of the Authority.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-149

Executive Director Materre introduced Item 3 on the Agenda: Resolution Electing Officers of the Authority and Appointing Members to Committees.

Ms. Kenney stated that by Resolution No. 97-IHDA-52, the Authority established that Officers shall be elected annually at the regularly scheduled June meeting of the Members of the Authority ("Members") or as otherwise determined by the Chairman. The Chairman has determined that, given the recent changes at the Authority, it is appropriate to elect Officers and appoint Members to the committees at this time. The Officers elected and Members appointed will serve until June 18, 2010 or until such time as new Officers are elected and/or committee Members appointed.

The following persons are hereby elected as Officers:

Robert Barker	Vice-Chairman
Mary Kane	Secretary
Karen Davis	Treasurer
Gloria L. Materre	Assistant Secretary
Mary R. Kenney	Assistant Secretary
Phil Culpepper	Assistant Treasurer
Robert W. Kugel	Assistant Treasurer

The Chairman hereby appoints the following Members to the Committees:

Asset Management: Karen Davis, *Chairman*
Mark Kochan
George Lampros

Audit: George Lampros, *Chairman*
Karen Davis
Floyd Gardener

Finance: Robert Barker, *Chairman*
Mary Kane

A motion to adopt the Resolution was made by Mr. Gardner and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-138 Executive Director Materre introduced Item 4 on the Agenda: Resolution Authorizing State Tax Credits (STC-10168-10) for Oakwood Shores Terrace Apartments, Chicago, Illinois.

Mr. Weglarz stated that The Community Builders, Inc. (the "Sponsor") has applied to the Authority for State Tax Credits in connection with the construction of a multifamily development known as Oakwood Shores Terrace Apartments, described on Exhibit A attached to this Resolution. The Sponsor proposes to construct a 48-unit mixed-income, mixed-use midrise building that forms part of the CHA Transformation Project revitalization of Chicago's Ida B. Wells and Madden Park public housing developments. Mr. Weglarz recommended the Members' approval of State Tax Credits in the amount of \$1,205,000.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Ms. Kane; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-139A Executive Director Materre introduced Tab A under Item 5 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-2703-09) and Funds under the Equity Replacement Program (TCAP-2703-0116-01; SEC1602-2703-0116-01) for Rock Island Special Needs, Rock Island, Illinois

Mr. Weglarz stated that pursuant to Resolution No. 2007-IHDA-162A, the Express Housing 1, LP (the "Owner") was awarded 2007 Federal Tax Credits in the amount of \$919,312. The Owner was unable to syndicate all of the Federal Tax Credits, as set forth in the summary attached to this Resolution. Accordingly, the Owner seeks to return all but \$18,462 of its 2007 Federal Tax Credits (the "2007 Retained Federal Tax Credits"), and has applied to the Authority for funds from the Equity Replacement Program in the amount of \$9,226,676 for the construction and permanent financing of a multifamily housing development for the mentally ill in Rock Island, known as Rock Island Special Needs. Due to circumstances beyond the Owner's control, the project has been delayed and the Authority has determined that the project is in danger of not being completed by the date the project must be placed in service, as described on the Summary attached to this Resolution. Pursuant to Section III.11 of the Authority's Qualified Allocation Plan governing the allocation of Federal Tax Credits the Owner has requested that it be allowed to return to the Authority the 2007 Retained Federal Tax Credit Reservation and has requested that the Authority make a new allocation reservation of Federal Tax Credits for the Project from the 2009 Authority Housing Credit Ceiling in the same amount. Mr. Weglarz recommended the Members' approval of the exchange of the 2007 Retained Federal Tax Credit

Reservation for a 2009 Federal Tax Credit reservation in the amount of \$18,462, approval of a TCAP loan or grant with recapture provision in an amount not to exceed \$5,486,006 and approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$3,740,670.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-139B

Executive Director Materre introduced Tab B under Item 5 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-2873-09), Funds under the Equity Replacement Program (TCAP-2873-0128-01; SEC1602-2873-0128-01), and Extension of Commitment Date for Trust Fund Loan for Sandstone Hills, Hopkins Park, Illinois.

Mr. Rogers stated that pursuant to Resolution Nos. 2008-IHDA-111C and 2008-IHDA-148C, Ira & Jacquelyn Sneed, Jeffrey L. Kittle Trust and Thomas E. Herman Trust (the "Sponsors") were awarded 2008 Federal Tax Credits in the amount of \$722,367. The Sponsors were unable to syndicate all of the Federal Tax Credits (the "2008 Retained Federal Tax Credits"), and seek to return all but \$2,000 of its 2008 Federal Tax Credits, and have applied to the Authority for funds from the Equity Replacement Program in the amount of \$6,814,185 for the construction and permanent financing of a multifamily housing development described on Exhibit A attached to this Resolution and known as Sandstone Hills (the "Project"). Due to circumstances beyond the Sponsors' control, the Project has been delayed and the Authority has determined that the Project is in danger of not being completed by the date the Project must be placed in service, as described on the Summary attached to this Resolution. Pursuant to Section III.11 of the Authority's Qualified Allocation Plan governing the allocation of Federal Tax Credits the Sponsors have requested that they be allowed to return to the Authority the 2008 Retained Federal Tax Credit Reservation and have requested that the Authority make a new allocation reservation of Federal Tax Credits for the Project from the 2009 Authority Housing Credit Ceiling in the same amount. Pursuant to Resolution No. 2008-IHDA-148C, the Sponsors were authorized to receive a loan from the Trust Fund Program in the amount of \$1,500,000 (the "Trust Fund Loan"). The commitment date was set to expire on May 1, 2009. In connection with the Sponsors' request for funds from the Equity Replacement Program, the Sponsors have requested that the Authority extend the commitment date for the Trust Fund Loan to February 12, 2010. Mr. Rogers recommended the Members' approval of the exchange of the 2008 Retained Federal Tax Credit Reservation for a 2009 Federal Tax Credit Reservation in the amount of \$2,000; approval of a TCAP loan or grant with a recapture provision in an amount not to exceed \$4,038,511; approval of a Section 1602 grant with a recapture

provision in an amount not to exceed \$2,775,674, and extension of the Trust Fund loan commitment to February 12, 2010.

A motion to adopt the Resolution was made by Mr. Gardner and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-139C

Executive Director Materre introduced Tab C under Item 5 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-2626-09) and Funds under the Equity Replacement Program (TCAP-2626-0119-01; SEC1602-2626-0119-01) for Douglas County Apartments, Tuscola and Atwood, Illinois.

Mr. Rogers stated that pursuant to Resolution No. 2007-IHDA-053C Douglas County Housing Partners, NFP (the "Sponsor") was awarded 2007 Federal Tax Credits in the amount of \$87,822. The Sponsor was unable to syndicate all of the Federal Tax Credits, and seeks to return all but \$2,000 of its 2007 Federal Tax Credits (the "2007 Retained Tax Credit Reservation"). The Sponsor has applied to the Authority for funds from the Equity Replacement Program in the amount of \$1,655,978 for the acquisition and rehabilitation of three existing rural development projects totaling 35 units in Douglas County known as Douglas County Apartments. Due to circumstances beyond the Sponsor's control, the Project has been delayed and the Authority has determined that the Project is in danger of not being completed by the date the Project must be placed in service. Pursuant to Section III.11 of the Authority's Qualified Allocation Plan governing the allocation of Federal Tax Credits the Sponsor has requested that it be allowed to return to the Authority the 2007 Retained Federal Tax Credit Reservation and has requested that the Authority make a new allocation reservation of Federal Tax Credits for the Project from the 2009 Authority Housing Credit Ceiling in the same amount. Mr. Rogers recommended the Members' approval of the exchange of the 2007 Retained Federal Tax Credit Reservation for a 2009 Federal Tax Credit Reservation in the amount of \$2,000, approval of a TCAP loan or grant with a recapture provision in an amount not to exceed \$943,587, and approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$712,391.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-140

Executive Director Materre introduced Item 6 on the Agenda: Resolution Authorizing the Requisition and Disbursement of Fiscal Year 2010 Funds

under the Rental Housing Support Program for the Program Reserve and the City of Chicago.

Ms. Lasker stated that the Rental Housing Support Program is a state funded rental assistance program that serves severely low income households in Illinois. This Resolution authorizes the Authority to draw down funding for the fiscal year 2010 allocation for the City of Chicago and also for the program's reserve account held at the Authority. The funds being drawn are from program revenue that is generated from real estate document recording fees, collected throughout the state. As expected, collections have declined as the housing market has fallen. The amounts in revenues are still much less than the Program's appropriation, so the Authority has estimated collections and prepared a schedule of expected draws. The resolution is structured in a similar way to the resolution presented last year for the City of Chicago and the reserve account under the Program. It allows the draws to be based on actual collections, and the beginning fund balance, and drawn periodically throughout the year. The schedule and estimated amounts are shown on Exhibit A attached to the Resolution. Program funding will be allocated to four geographic regions based on the Program's legislation. This Resolution covers only Chicago. A third and final round RFP has been published for the other geographic areas, with a deadline of December 4, 2009. Ms. Lasker recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Ms. Kane; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-141

Executive Director Materre introduced Item 7 on the Agenda: Resolution Amending Resolution 2009-IHDA-020 Authorizing Grants to Local Administering Agencies under the Rental Housing Support Program.

Ms. Lasker stated that this resolution authorizes the extension of the outside effective date or closing date for the grant commitment, with the agencies awarded from round two under the Rental Housing Support Program. The extension would move the outside closing date to December 31, 2009. Due to staff changes and other factors, the grants were not able to close by the original date of September 30, 2009. The Authority is currently working with all of the agencies and have many of the documents needed to move forward with the grants, and expect to finalize the contracts very soon. Ms. Lasker recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Gardner and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-142

Executive Director Materre introduced Item 8 on the Agenda: Resolution Ratifying Financial Management Transactions.

Ms. Whitney stated that pursuant to Resolution No. 2005 IHDA-058, the Authority authorized and established a financial management policy (the "Policy") that provided for periodic ratification of all financial management transactions made pursuant to the Policy (collectively, the "Transactions"). A summary of the Transactions made during the period from July 1, 2009 to September 30, 2009 has been attached to this Resolution as Exhibit A. Ms. Whitney recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Gardner and seconded by Ms. Kane; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-143

Executive Director Materre introduced Item 9 on the Agenda: Resolution Authorizing Declaration of Official Intent for McKenzie Falls.

Mr. Brown stated that the Authority declares its official intent to issue bonds in an amount not to exceed \$10,000,000 to finance costs of the acquisition and new construction of an independent elderly development located in Bolingbrook, Illinois. Proceeds of the bonds will also be used for related expenses, costs of issuance, capitalized interest and reserves, and to reimburse such expenditures which have been already made for the acquisition and construction of the development known as McKenzie Falls in Bolingbrook, Illinois, to the extent allowed by the Internal Revenue Code of 1986, as amended, and the related regulations. This Resolution does not constitute any contractual or other obligation of the Authority to finance costs of acquisition and new construction of the development. Issuance of the Bonds shall be subject to the Authority's entry into mortgage loan documents with the owner of the Development on terms satisfactory to the Authority and consistent with applicable law, and as shall be approved by resolution of the Members of the Authority. Mr. Brown recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-144

Executive Director Materre introduced Item 10 on the Agenda: Resolution Authorizing Property Management Agreement of Lake Shore Plaza (ML-181).

Mr. Hernandez stated that the Authority owns a development known as Lake Shore Plaza (ML-181) located at 445 East Ohio Street, Chicago, Illinois, consisting of 567 dwelling units, 254 garage spaces, and 54,058 square feet of commercial space (collectively, the "Development"). The Authority has determined it is necessary to hire a property management company to manage the Development (the "Services"). Pursuant to the Illinois Procurement Code, 30 ILCS 500/1 et. seq., the Authority published a request for proposals for the Services and has determined that The Habitat Company LLC (the "Habitat Company"), the lowest bidder, is best able to provide the Services. The Authority desires to enter into a the Management Agreement with the Habitat Company to provide the Services for the two-year period from approximately December 1, 2009 through November 30, 2011 including, at the Authority's sole discretion, a one-year renewal of the term from approximately December 1, 2011 through November 30, 2012. The fee under the Management Agreement shall be 1.4% of the gross revenues from the residential tenants and the commercial tenants. Mr. Hernandez recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Gardner; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-145

Executive Director Materre introduced Item 11 on the Agenda: Resolution Ratifying Establishment of Loan Loss Reserve.

Mr. Kregor stated that the Authority has reviewed its loan portfolio as of June 30, 2009 for each of the accounts the Authority has established in connection with the various programs of the Authority (the "Accounts"). As part of this review, the Authority has reviewed its loan loss reserves (the "Reserves"). Based upon the review of estimated losses in connection with the loans in each of the Accounts, the Authority has determined the appropriate Reserves for each of the Accounts as set forth in Exhibit A attached to this Resolution. Mr. Kregor recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Kane; the Resolution was adopted by the affirmative

votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-146

Executive Director Materre introduced Item 12 on the Agenda: Resolution Authorizing Purchase of Computer Hardware.

Mr. Uitto stated that the Authority utilizes a tape library system as a means to back-up the Authority's computers. The Authority has determined that the existing tape library system no longer meets the needs of the Authority and it is necessary to purchase a new tape library system. The Authority conducted a review of available hardware and determined that the tape library system from CDW-G, the government marketing division of CDW Corporation, (the "Vendor"), is best able to meet the needs of the Authority. Pursuant to the small purchase provision of the Illinois Procurement Code, 30 ILCS 500/20-20 the Authority desires to enter into an agreement with the Vendor to purchase the tape library system and provide the related maintenance for the two (2) year period from approximately November 1, 2009 to October 31, 2011 at a fee not to exceed \$13,000. Mr. Uitto recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Gardner; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-147

Executive Director Materre introduced Item 13 on the Agenda: Resolution Authorizing Intergovernmental Agreement with the City of Chicago under the Section 1602 Tax Credit Exchange Program, Authorized under the American Recovery and Reinvestment Act of 2009.

Ms. Kenney stated that the Authority may make application for and received additional Section 1602 Funds from Treasury up to the maximum grant election amount prescribed by Section 1602 of the American Recovery and Reinvestment Act of 2009, on the same terms and conditions as the Section 1602 Grant Agreement, through December 31, 2010, with respect to any low income housing tax credits ("LIHTC") returned prior to December 31, 2009. Under the terms and conditions of the Section 1602 Grant Agreement, the Authority is the sole recipient of the Section 1602 Funds for the State and must enter into a written agreement in order to sub-grant any Section 1602 Funds to another participating housing credit agency within the State. The City of Chicago (the "City") would like to return to the Treasury certain LIHTCs designated as eligible for exchange under the Section 1602 Program ("Returned City Credits") and receive Section 1602 Funds in exchange for

these LIHTCs. The Authority has determined that it will exchange such Returned City Credits and sub-grant to the City those Section 1602 Funds awarded to the Authority as a result of such exchange on the same terms and conditions contained in the Section 1602 Grant Agreement. The Authority desires to enter into an intergovernmental agreement substantially in the form attached to the Resolution as Exhibit A, with the City in order for the City to accept such sub-grant and award Section 1602 funds to qualified projects. Ms. Kenney recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Gardner and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

09-IHDA-148

Executive Director Materre introduced Item 14 on the Agenda: Resolution Authorizing an Amendment to the Interagency Agreement with the Illinois Department of Human Services and Illinois Department of Commerce and Economic Opportunity Regarding the Neighborhood Stabilization Program.

Ms. Kenney stated that on January 16, 2009, the Authority passed a resolution (the "Prior Resolution") authorizing an intergovernmental agreement (the "Intergovernmental Agreement") between the Authority, the Illinois Department of Human Services ("DHS") and the Illinois Department of Commerce and Economic Opportunity ("DCEO") (the "Parties") in which the Parties agreed that DHS would implement and administer the Neighborhood Stabilization Program (the "NSP") with assistance and guidance from the Authority and DCEO. DHS, with guidance from the Authority and DCEO, has begun the implementation of the NSP and has selected awardees under the NSP. The Parties believe that it is in the best interests of the State that the Authority now undertake the grant awards and further implementation of the NSP, and the Parties wish to amend the Intergovernmental Agreement to provide that the Authority will implement and administer the NSP going forward with assistance and guidance from DHS and DCEO. Ms. Kenney recommended the members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

Presentation 1

For Presentation 1, Finance Committee Report, Chairman Newman recommended the Members' approval of the minutes from the September 18, 2009, Finance Committee meeting.

A motion to adopt the Minutes was made by Mr. Lampros and seconded by Ms. Kane; the Minutes were adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

Presentation 2 For Presentation 2, Multifamily Status Report as of September 30, 2009. Chairman Newman referred the Members to the Board materials.

Presentation 3 For Presentation 3, Asset Management Committee Minutes, Ms. Davis recommended the Members' approval of the minutes from August 21, 2009 Asset Management Committee meeting.

A motion to adopt the Minutes was made by Ms. Davis and seconded by Mr. Lampros; the Minutes were adopted by the affirmative votes of Chairman Newman, Ms. Davis, Mr. Gardner, Ms. Kane and Mr. Lampros.

Chairman Newman invited Mr. Bob Foggio from Morgan Stanley to give a current market update.

There being no further business, Chairman Newman adjourned the meeting at 10:30 a.m.