

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

August 21, 2009

Pursuant to notification given August 14, 2009, the Members of the Illinois Housing Development Authority met for a regular meeting at 9:30 a.m., local time, August 21, 2009, at the offices of the Illinois Housing Development Authority, 401 North Michigan Avenue, Suite 700, Chicago, Illinois.

Those present:

BOARD:

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| Terry Newman | Chairman |
| Robert Barker | Vice Chairman |
| Karen Davis | Treasurer |
| Mary Kane | Member (via conference call) |
| Mark Kochan | Member |
| George Lampros | Member |

STAFF:

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| DeShana Forney | Executive Director |
| Jane Bilger | Chief of Staff/Assistant Executive Director |
| 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 |
| Peggy Cullom | Managing Director Loan and Portfolio Management |
| Linda Thurmond | Managing Director for Multifamily Programs |
| 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 |

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| Mary Ellen Poole | Multifamily Programs |
| Adrienne Whitney | Financial Asset Management |
| Bill Smirniotis | Managing Director of Homeownership Programs |
| Colleen Saccotelli | Legal Department |
| Margaret Vizzini | Legal Department |

GUESTS:

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| 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. |
| Fred Bonner | Peoples Co-Op for Affordable Elderly Housing |
| Bob Mathes | Linn-Mathes Inc. |
| Mary Ellen Thomasy | LCRDC Vernon Hills SA, LLC |
| Robert Helle | Vernon Hills SA Partners, LLC |
| Thomas Crowe | Waukeegan Housing Company, LLC |
| Jennifer Pruitt | Pedcor Funding Corp. |
| Michael Moore | Rockford Faust GP, LLC |
| William De Bruler | The De Bruler Co. |
| Andy De Bruler | The De Bruler Co. |
| Rev. Rendall Harris | Westside Federation of Chicago |
| Kim Jackson | LCDC |
| Efrain Vargas | Humboldt Construction Co. |
| Nicholas Brunick | Applegate & Thorne-Thompsen |
| Michael Goetz | Laborers' Home Development Corporation |
| Michael Pizzuto | Wilmington Development Corporation |
| Karen Miller | St. Joseph Senior Housing Corporation |
| 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 |
| Krista Kolis | Village of Brighton in Macoupin County |
| John Janicik | Mayor Brown |
| Tammy Scott | Machesney Park |
| Paul Fessler | Project Now |
| Becky Wilson | BCMw Community Action |
| Debra Jackanicz | Crosswalk |
| Tim West | Crosswalk |
| 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 |

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| 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 Developmetn Corporation |

With a quorum consisting of Chairman Newman, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros being present, Chairman Newman called the meeting to order at 9:31 a.m. Chairman Newman stated that Ms. Kane will be attending the meeting by telephone. He stated that Ms. Kane was not available to attend in person and is communicating with the Board by telephone from Wildwood, Missouri. He further stated that her communications will be received through a speakerphone in the Authority's boardroom, located in the Authority's office at 401 N. Michigan Avenue.

09-IHDA-104 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 July 17, 2009.

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

Chairman Newman moved that the Board retire immediately to a closed session pursuant to Section 2(c)(6) of the Opening Meetings Act to discuss the possible sale of real property by the Authority. 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. Kochan and Mr. Lampros.

The Board reconvened in Open Session at 9:43 a.m

09-IHDA-105B Executive Director Forney introduced Tab B under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-10118-09) for Liberty Meadows Estates, Phase II, Joliet, IL.

Ms. Tucciarelli stated that she will be presenting 12 projects recommended for 2009 Federal Tax Credits. Seven of the projects are from the regular Federal Tax Credit ceiling, and five will be recommended for the Members' approval from the 2009 Disaster Tax Credits ceiling.

Ms. Tucciarelli stated that Housing Authority of Joliet is the sponsor of Liberty Meadow Estates, Phase II. This is a three phase family rent to own project. The first phase was placed in service in December of 2008 and consists of 74 single family homes. The second phase will include 42

single family homes. Ms. Tucciarelli recommended the Members' approval of an allocation of Federal Tax Credits in the amount of \$627,995.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-105C

Executive Director Forney introduced Tab C under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-10122-09) for Prairie Meadows Homes, Hoopeston, IL.

Ms. Tucciarelli stated that the Prairie Meadows Homes is a new construction rent to own development that will consist of 25 detached single family homes. Ms. Tucciarelli recommended the Members' approval of Federal Tax Credits in the amount of \$356,072.

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

09-IHDA-105D

Executive Director Forney introduced Tab D under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-10147-09) for Independence Apartments, Chicago, IL.

Ms. Tucciarelli stated that Independence Apartments is a new construction family development located in Chicago. Westside Village Phase V Limited Partnership is proposing to construct seven six-flat buildings with 42 units. Ms. Tucciarelli recommended the Members' approval of Federal Tax Credits in the amount of \$695,672.

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

At 9:50 a.m. Ms. Kane joined the meeting via telephone.

09-IHDA-105A

Executive Director Forney introduced Tab A under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-10134-09) for The Suites of Autumn Green at Wright Campus, Chicago, IL.

Ms. Tucciarelli stated that Senior Suites Chicago Wright Campus, LLC proposed the new construction of affordable, high quality housing known as The Suites of Autumn Green at Wright Campus. The project will include specially designed amenities and a variety of personal services appealing to the needs and desires of senior citizens. Ms. Tucciarelli recommended the Members' approval of Federal Tax Credits in the amount of \$716,344.

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

09-IHDA-122

Executive Director Forney introduced Item 19 on the Agenda: Resolution Authorizing Disposition of Urban Park Place LLC (HTF-2180).

Mr. Hernandez stated that the Resolution had been discussed during the closed session. The Authority made a first mortgage loan in the amount of \$1,000,000 (the "Loan") to Urban Park Place, LLC (the "Borrower") for the acquisition, rehabilitation and permanent financing of two multifamily apartment buildings located at 302 and 306 East Park Street, Champaign, Illinois. The Authority has commenced foreclosure proceedings after the Borrower's sole member ceased operations and, since September 2008, the Borrower has failed to make its monthly installments. Three proposals were received after the Authority issued a Notice of Sale with the best offer presented by the Housing Authority of Champaign County to purchase the development for \$633,000. The offer includes a new Regulatory Agreement with affordability restrictions at 50% of the area median income and provides the best option for the Authority to immediately dispose of the property while maintaining long term affordability. Mr. Hernandez 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 a roll-call vote of Chairman Newman, Vice-Chairman Barker, Ms. Kane, Mr. Kochan and Mr. Lampros. Ms. Davis abstained from voting.

09-IHDA-123

Executive Director Forney introduced Item 20 on the Agenda: Resolution Authorizing Disposition of Boulevard Manor (HTF-1176).

Mr. Hernandez stated that the Authority made a first mortgage loan in the amount of \$1,000,000 (the "Loan") to Wanda and Martin Grant, d/b/a Grant and Associates (the "Former Owner"), for the acquisition, rehabilitation and permanent financing of two buildings commonly known as 1338 S. Albany and 1246 S. Lawndale in Chicago (the "Development"). The Loan went into default in June 2006, and after repeated efforts to engage the Former Owner in a workout, the Authority commenced foreclosure proceedings in May 2008 and was awarded a judgment of foreclosure. The Authority was the winning bidder at the sheriff's sale and became the owner of the Development on April 20, 2009. The Authority issued a Notice of Sale on February 9, 2009, seeking proposals to purchase the property; the Authority received a proposal from Community Initiatives, Inc. (the "Buyer") to purchase the Development for \$180,000 (the "Purchase Price"). Mr. Hernandez stated that the Authority has determined that it is in its best interest to sell the Development "As-Is" to the Buyer in an amount not less than the Purchase Price, and recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Mr. Barker; the Resolution was adopted by a roll-call vote of Chairman Newman, Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

At 9:55 a.m. Ms. Kane ended her attendance by telephone.

09-IHDA-105E Executive Director Forney introduced Tab E under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-10120-09) for Hope Manor Apartments, Chicago, IL.

Ms. Tucciarelli stated that West Side Veterans Housing L.P. has applied to the Authority for Federal Tax Credits in connection with the construction of a 50 unit development in the East Garfield Park neighborhood of Chicago known as Hope Manor Apartments. Ms. Tucciarelli recommended the Members' approval of Federal Tax Credits in the amount of \$1,303,413.

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

09-IHDA-105F Executive Director Forney introduced Tab F under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits (FTC-10116-09) for Woodlawn Center South Apartments, Chicago, IL.

Ms. Tucciarelli stated that WCS Preservation Associates Limited Partnership has applied to the Authority for Federal Tax Credits in connection with a new construction family development known as Woodlawn Center South Apartments. The development will consist of two three-story buildings containing 67 units. Ms. Tucciarelli recommended the Members' approval of the Federal Tax Credits in the amount of \$1,552,835.

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

09-IHDA-105G

Executive Director Forney introduced Tab G under Item 2 on the Agenda: Resolution Authorizing a Forward Reservation of Federal Tax Credits (FTC-10152-10) for Paul G. Stewart Phase IV A (Family), Chicago, IL.

Ms. Tucciarelli stated that Bronzeville Associates Limited Partnership has applied to the Authority for Federal Tax Credits in connection with a new construction family development known as Paul G. Stewart Phase IV A (Family). The development consists of 90 family townhomes and a 97 unit senior building. When the development was built on urban renewal land, the soil was not properly prepared for construction and extensive settlement occurred. As a result, the entire development must be demolished and rebuilt upon properly prepared soils. Phase IV A covers the 90 townhomes. Ms. Tucciarelli recommended the Members' approval of the Federal Tax Credits in the amount of \$2,296,188.

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

09-IHDA-105H

Executive Director Forney introduced Tab H under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits for Disaster Relief (DTC-10155-09) for Victory Centre of Vernon Hills Senior Apartments, Vernon Hills, IL.

Ms. Tucciarelli stated that the following five projects represent the Authority's recommendations for 2009 Disaster Tax Credits. The President of the United States declared eighteen (18) Illinois counties as federal disaster areas on June 24, 2008 due to severe flooding caused by

Hurricane Ike (the “Affected Counties”). The Affected Counties are set forth in Exhibit A attached to this Resolution.

Vernon Hills SA Associates, L.P. has applied to the Authority for 2009 Illinois Disaster tax Credits in connection with anew construction independent elderly development known as Victory Centre of Vernon Hills Senior Apartments. It will consist of a five story, 111 unit building having 90 one-bedroom and 21 two-bedroom apartments. The units will serve seniors age 62 and older between 30% and 60% of area median income. Ms. Tucciarelli recommended the Members’ approval of Disaster Tax Credits in the amount of \$3,051,069.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-105I

Executive Director Forney introduced Tab I under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits for Disaster Relief (DTC-10154-09) for Victory Centre of Vernon Hills SLF, Vernon Hills, IL.

Ms. Tucciarelli stated that Victory Centre of Vernon Hills SLF will be a supportive housing development funded through the Medicaid waiver program and administered by the Department of Healthcare and Family Services and will consist of 120 units. Ms. Tucciarelli recommended the Members’ approval of Disaster Tax Credits in the amount of \$2,007,668.

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

09-IHDA-105J

Executive Director Forney introduced Tab J under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits for Disaster Relief (DTC-10162-09) for Village Park Apartments, Waukegan, IL.

Ms. Tucciarelli stated that Pedcor Investments-2007-CIV, L.P. has applied to the Authority for Federal Tax Credits in connection with a new construction development known as Village Park Apartments. The development will consist of six three-story apartment buildings, containing 126 total units and one clubhouse. Ms. Tucciarelli recommended the Members’ approval of Disaster Tax Credits in the amount of \$2,460,120.

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

09-IHDA-105K Executive Director Forney introduced Tab K under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits for Disaster Relief (DTC-10156-09) for Faust Landmark Apartments, Rockford, IL.

Ms. Tucciarelli stated that Rockford Faust Limited Partnership has applied to the Authority for Federal Tax Credits in connection with the acquisition and rehabilitation of a development known as Faust Landmark Apartments, an existing project based Section 8 elderly development in Rockford. Ms. Tucciarelli recommended the Members' approval of Disaster Tax Credits in the amount of \$1,675,127.

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

09-IHDA-105L Executive Director Forney introduced Tab L under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits for Disaster Relief (DTC-10111-09) for Settler's Green, Lake Forest, IL.

Ms. Tucciarelli stated that LCRDC Lake Forest, L.P. has applied to the Authority for Federal Tax Credits in connection with a new construction development that will consist of 8 duplex buildings containing 16 two and three-bedroom units. Although this development had numerous letters of support, there was also some opposition from the community, evidenced in the form letter signed by over 800 area residents opposing the development. Ms. Tucciarelli introduced Mr. Rich Repko, one of the petitioners, to address the Members of the Board. Ms. Tucciarelli introduced Ms. Deborah Hadeed, a member of the Board for the City of Lake Forest Housing Trust, to speak in favor of the development. Guests and Members of the Board discussed several issues that had been in a process of approval, by not yet finalized, by the City of Lake Forest: traffic conjunction, flooding, safety, rail road regulation and others. Ms. Tucciarelli recommended the Members approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Barker and seconded by Ms. Davis. Mr. Kochan and Mr. Lampros abstained. Since there was

no quorum, the Resolution was denied and was recommended to be reviewed at the next Board meeting.

09-IHDA-105M

Executive Director Forney introduced Tab M under Item 2 on the Agenda: Resolution Authorizing Federal Tax Credits for MLK Apartments, Chicago, IL (FTC-2955-09) (Amending Resolution No. 2008-IHDA-161J)

Ms. Tucciarelli stated that King Legacy, Limited Partnership (the “Sponsor”) has applied to the Authority for Federal Tax Credits in connection with a new construction family development known as MLK Apartments. The development will consist of 45 units available at 30% to 60% of the area median income. Due to circumstances beyond the Sponsor’s control, the project has been delayed. Ms. Tucciarelli recommended the Members’ approval of an exchange of 2008 Federal Tax Credits in the amount of \$575,000 for 2009 Federal tax Credits in the same amount.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-106A

Executive Director Forney introduced tab A under Item 4 on the Agenda: Resolution Extending Loan Funding Date for Housing Continuum, Inc. Scattered Sites in Kane County (HTF-10007-01) (Amending Resolution No. 2008-IHDA-196B).

Ms. Poole stated that by Resolution No. 2008-IHDA-196B, the Authority previously authorized a loan under the Authority’s Trust Fund Program in an amount not to exceed \$650,000 to Housing Continuum, Inc. in connection with the acquisition, rehabilitation and permanent financing of a scattered-site single family development known as Housing Continuum, Inc. Scattered Site family Rental Housing. The commitment date for the loan was set to expire on June 30, 2009. The Authority has determined it is necessary to extend the commitment date to November 30, 2009. Ms. Poole 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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-106B Executive Director Forney introduced Tab B Item 3 on the Agenda: Resolution Extending Loan Funding Date for Pacesetter Redevelopment, Phase I (Amending Resolution No. 2007-IHDA-180B).

Mr. Rogers stated that by Resolution No. 2007-IHDA-144L (the “Initial Resolution”), the Authority previously authorized the making of a loan to Historic Pacesetter Limited Partnership (the “Borrower”) under the Authority’s Risk Sharing Program (the “Risk Sharing Loan”) in the amount of \$5,337,000 in connection with a proposed housing project to be known as Pacesetter Redevelopment, Phase I. The commitment to fund the Risk Sharing Loan under the Initial Resolution expired on February 28, 2009. The Borrower requested the Authority extend the funding commitment date to June 27, 2009. By Resolution No. 2007-IHDA-180B, the Authority extended the commitment date to June 27, 2009. Due to construction related delays that commitment expired on June 27, 2009. The Borrower has requested the Authority extend the commitment date to December 27, 2009. Mr. Rogers recommended the Members’ approval of the commitment date to December 27, 2009.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-106C Executive Director Forney introduced Tab C under Item 6 on the Agenda: Resolution Authorizing Funds under the Equity Replacement Program (TCAP-2729-0111-01; SEC1602-2729-0111-01) for Rosa Parks Apartments, Chicago, IL.

Ms. Forney stated that Ms. Poniecki will give a short overview of the Equity Replacement Program.

Ms. Poniecki stated that the American Recovery and Reinvestment Act of 2009 provides direct benefits to low income housing projects in Illinois, by creating and preserving jobs, promoting economic recovery in the near term, and investing in infrastructure to provide long term economic benefits. In May of this year, the Members approved two resolutions authorizing the Authority to access federal funds to provide financial assistance to projects. Under the Authority’s Equity Replacement Program (or ERP), the Authority has combined the Tax Credit Assistance Program (or TCAP) and the Section 1602 Program, with the intention of using these resources to restart the construction or rehabilitation of low income housing projects around Illinois that have stalled, primarily as a result of reduced pricing for, or an investor’s demonstrated lack of interest in, a project’s low income housing tax-credits. Combined, these equity replacement resources will provide approximately \$300 million dollars of

economic stimulus in Illinois and allow numerous 2007, 2008, and 2009 projects that, if not for this assistance, would not have moved forward due to the current economic environment. On July 1st of this year, the Authority received the first round of ERP applications. Projects were evaluated for substantial similarity as to when they were originally approved, scored using a competitive process, and vetted for their readiness to proceed. While the Authority continues to develop the final structuring of the ERP resources, several actions are being requested of the Members today, including the allocation of TCAP and Section 1602 monies, the return and/or exchange of low income housing tax credits, and, in some cases, approval of additional resources or extensions to previously approved funding commitments. Ms. Poniecki stated that the Authority is pleased to present the first seven ERP projects, requesting approval of just over \$46 million dollars in ERP resources. The project summaries for these next seven projects reflect past and current proposed sources and uses, as well as notes relating to any changes to project costs.

The first project is a new construction family development known as Rosa Parks Apartments. Rosa Parks Limited Partnership proposed the construction of eight three and four-story brick buildings containing 94 rental units that will be scattered on eight sites in the Humboldt Park neighborhood. Ms. Poniecki recommended the Members' approval of a TCAP mortgage loan or grant with recapture provision in an amount not to exceed \$5,330,140 and approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$5,125,349.

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

09-IHDA-106D

Executive Director Forney introduced Tab D under Item 3 on the Agenda: Resolution Authorizing Extension of Commitment Date for HOME Loan (MHR-2627-01) and Federal Tax Credits (FTC-2627-09) and Funds under the Equity Replacement Program (TCAP-2627-0117-01; SEC1602-2627-0117-01) for Maple Ridge Apartments, Paris, IL.

Ms. Poniecki stated that Maple Ridge Affordable Housing Limited Partnership proposes a new construction development consisting of 16 family buildings containing 50 rental units known as Maple Ridge Apartments. Ms. Poniecki 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 \$3,846; approval of a TCAP mortgage loan or grant with a recapture provision in an amount not to exceed \$3,326,495; approval of a Section 1602 grant with a recapture

provision in an amount not to exceed \$2,300,996; and extension of the commitment for the HOME loan to March 31, 2010.

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

09-IHDA-106E

Executive Director Forney introduced Tab E under Item 3 on the Agenda: Resolution Authorizing Extension of Commitment Date for Loans (MHR-2860-01; HTF-2860-01) and 2009 Federal Tax Credits (FTC-2860-09) and Funds under the Equity Replacement Program (TCAP-2860-0110-01; SEC1602-2860-0110-01) for Wilmington Senior Housing Phase II, Wilmington, IL.

Mr. Johnson stated that the Stough Group, Inc. and Mountain Development, Inc. were awarded funds pursuant to Resolution No. 2008-IHDA-111G for a new construction independent elderly development known as Wilmington Senior Housing Phase II. Mr. Johnson recommended the Members' approval of the exchange of 2008 retained Federal Tax Credit reservation for a 2009 Federal Tax Credit reservation in an amount of \$6,500; approval of a TCAP mortgage loan or grant with a recapture provision in an amount not to exceed \$3,267,785; approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$2,261,857; and extensions of the commitments for the HOME and Trust Fund loans to March 31, 2010.

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

09-IHDA-106F

Executive Director Forney introduced Tab F under Item 3 on the Agenda: Resolution Authorizing a Loan (MHR-2866-01) and State Tax Credits (STC-2866-09) and Funds under the Equity Replacement Program (SEC1602-2866-0126-01) for St. James Senior Estates II, Crete, IL.

Mr. Palek stated that Crete Senior Housing Phase II, LLC was awarded funds pursuant to Resolution No. 2008-IHDA-111E for a new construction elderly development known as St. James Senior Estates II. The Franciscan Communities will donate the land through a 99-year lease. Mr. Palek recommended the Members' approval of a Section 1602 grant with

a recapture provision in an amount not to exceed \$4,815,360; a first position HOME loan not to exceed \$2,500,000; and 2009 State Tax Credits in an amount not to exceed \$95,000.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-106G

Executive Director Forney introduced Tab G under Item 3 on the Agenda: Resolution Authorizing Funds under the Equity Replacement Program (TCAP-2874-0108-01); SEC1602-2874-0108-01) and Federal Tax Credits (FTC-2874-09) for Victory Centre of South Chicago Senior Apartments, Chicago, IL.

Ms. Poole stated that South Chicago SA Partners, LLC was awarded funds pursuant to Resolution No. 2009-IHDA-018I for a new construction multifamily housing development known as Victory Centre of South Chicago Senior Apartments. The proposed development will consist of a five-story elevator building with 72 one-bedroom apartments, that will be leased to senior residents age 62 and over, and 15,000 square feet of community space. Ms. Poole recommended the Members' approval of a TCAP mortgage loan or grant with a recapture provision in an amount not to exceed \$9,092,702 and approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$6,145,134.

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

09-IHDA-106H

Executive Director Forney introduced Tab H under Item 3 on the Agenda: Resolution Authorizing a Loan (HTF-2945-01) and Funds under the Equity Replacement Program (TCAP-2945-0116-01; SEC1602-2945-0116-01) for the Berkshires, Taylorville, IL.

Ms. Poole stated that Christian County Integrated Community Services was awarded funds pursuant to Resolution No. 2008-IHDA-178D for a new construction multifamily housing development known as The Berkshires. The development will consist of 24 attached townhomes located in Taylorville, available to tenants at or below 60% of the area

median income. Ms. Poole recommended the Members' approval of a TCAP mortgage loan or grant with a recapture provision in an amount not to exceed \$2,198,704; approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$1,549,136; and approval of a first position Trust Fund Loan not to exceed \$1,475,000.

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

09-IHDA-106I

Executive Director Forney introduced Tab I under Item 3 on the Agenda: Resolution Authorizing Extension of Commitment Date for HOME Loan (MHR-2887-01) and Federal Tax Credits (FTC-2887-09) and Funds under the Equity Replacement Program (TCAP-2887-0101-01; SEC1602-2887-0101-01) for Twenty First Homes, Granite City, IL.

Ms. Freeman stated that Twenty First Homes Developers, NFP and Justine Petersen Housing and Reinvestment Corporation were awarded funds pursuant to Resolution No. 2008-IHDA-162B for a new construction multifamily housing development known as Twenty First Homes. The development will consist of 20 single family homes containing three bedrooms and will serve large or growing families. The homes will be rented for the first 15 years, after which they will be converted to homeownership. Justine Petersen will provide social services to residents including credit counseling, home maintenance and budgeting, as well as after school programs and adult education classes for residents. Ms. Freeman recommended the Members' approval of a Section 1602 grant with a recapture provision in an amount not to exceed \$1,812,363; a TCAP mortgage loan or grant with a recapture provision in an amount not to exceed \$2,593,545; 2009 Federal Tax Credits in amount of \$1,000; and an extension of the commitment for the HOME loan

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

09-IHDA-107

Executive Director Forney introduced Item 4 on the Agenda: Resolution Ratifying the Requisition of Fiscal Year 2009 Funds under the Rental Housing Support Program and Amending the Disbursement of Fiscal Year 2009 Funds for the Program Reserve and the City of Chicago.

Ms. Lasker stated that the Authority is the administrator of the Rental Housing Support Program (the "Program") for the State of Illinois. Pursuant to the Rental Housing Support Program Act, the Authority is required to disburse a proportionate share of each annual appropriation for the Program to the City of Chicago (the "City"), according to a formula based on United States census data, for use in that portion of the Program administered by the City. The Act authorizes the Authority to establish a reserve fund (the "Program Reserve") to plan for the impact of periodic fluctuations in Program revenue in future years. The Illinois General Assembly appropriated funds for the Program in the amount of \$41,000,000 for Fiscal Year 2009 (the "2009 Appropriation"). By Resolution No. 2008-IHDA-164 (the "Prior Resolution"), the Authority estimated that, based on the current fund balances and current projected collections, the amount of funds available from the 2009 Appropriation would be approximately \$35,000,000 (the "Available Appropriation"); and based on this calculation, the Authority authorized a distribution to the City, in an amount not to exceed \$15,050,000 and a distribution to the Program Reserves in an amount not to exceed \$1,750,000. Since the adoption of the Prior Resolution, the Authority has determined that the actual amount available for appropriation is \$38,196,873 ("Revised Available Appropriation"). In order to fully utilize the total amount of the Revised Available Appropriation, the Authority has applied to the Illinois Department of Revenue and has drawn funds in the amount of \$16,266,665 to be disbursed to the City and \$1,898,217 to be deposited into the Program Reserve. Ms. Lasker recommended that the Members ratify the requisition of funds from the Illinois Department of Revenue and authorize the disbursement of such funds to the City and the Program Reserve.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-108

Executive Director Forney introduced Item 5 on the Agenda: Resolution Amending Financial Management Policy.

Ms. Whitney stated that by Resolution No. 2005-IHDA-058 (the "Prior Resolution"), the Authority authorized and established a new financial management policy (the "Policy"). The current list of authorized financial institutions and counterparties under the Policy is set forth in Exhibit B to the Policy. As it is necessary, from time to time, to update the list of

authorized financial institutions and counterparties, indicating the prospective list of such approved financial institutions and counterparties (“Revised Exhibit B”); the Revised Exhibit B is attached to and made a part of this Resolution. Ms. Whitney recommended the Members’ approval of the Resolution.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-109

Executive Director Forney introduced Item 6 on the Agenda: Resolution Authorizing Execution of Single Family Mortgage Purchase Agreements with Additional Financial Institutions.

Mr. Smirniotis stated that pursuant to Resolution No. 2008-IHDA-046 the Authority entered into an agreement with financial institutions participating in the Homeowner Mortgage Revenue Bond Program in order to purchase single family mortgage loans (the “Mortgages Loans”). The Authority desires to continue to purchase the Mortgage Loans and has determined it is in its best interests to allow additional financial institutions to participate in the Program. Mr. Smirniotis stated that the Authority desires to enter into an agreement with the additional financial institutions as set forth in Exhibit B attached to this resolution in order to purchase the Mortgage Loans. He recommended the Members’ approval of the Resolution.

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

09-IHDA-110

Executive Director Forney introduced Item 7 on the Agenda: Resolution Adopting Operating Budget for Fiscal Year 2010.

Mr. Kregor stated that the Authority has reviewed its revenues and expenses for Fiscal Year 2009. The Authority has made projections as to the revenues and expenses for Fiscal Year 2010 which are reflected in the proposed operating budget for Fiscal Year 2010, a copy of which is attached to the Resolution as Exhibit A. After giving a detailed presentation Mr. Kregor recommended the Members’ approval of the Resolution.

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

09-IHDA-111

Executive Director Forney introduced Item 8 on the Agenda: Resolution Authorizing Loan Forbearance for Park Apartments (TFB-013).

Mr. Von Battles stated that the Authority has previously made a first mortgage loan in the amount of \$4,441,500 (the "Loan") to LaSalle National Trust, N.A, under Trust Agreement dated September 14, 1994 and known as Trust No. 118992, Park Apartments Limited Partnership, an Illinois Limited Partnership (the "Owner"). The proceeds of the Loan were used for the acquisition, construction and permanent financing of a multifamily housing development known as Park Apartments located at 200-218 East Garfield, 220-222 East Garfield, 224-232 East Garfield, and 5730-44 South Calumet, Chicago, Illinois. The Loan bears interest at an annual rate of three percent with a maturity date of October 1, 2019. The Owner has requested that the Authority enter into an agreement (the "Forbearance Agreement") whereby the Authority will agree to a forbearance of principal payments due on the Loan for a period of two years to provide additional resources for necessary capital improvements at the Development. All other terms of the Loan remain unchanged. Mr. Von Battles stated that as part of the Forbearance Agreement, the Owner will agree to complete the necessary capital improvements within two years. He recommended the Members' approval of the Forbearance Agreement.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-112

Executive Director Forney introduced Item 9 on the Agenda: Resolution Authorizing Loan Subordination and Loan Modification for Bryn Mawr-Belle Shore Apartments (HTF-783).

Mr. Von Battles stated that the Authority has previously made a junior mortgage loan in the amount of \$500,000 (the "Loan") to Bryan Mawr-Belle Shore Limited Partnership (the "Owner") for the acquisition, rehabilitation and permanent financing of a 371 unit development located at 1052 – 1070 West Bryn Mawr and 5520 North Kenmore in Chicago. The Loan is presently subordinate to a first position loan made by Midland Loan Company in the principal sum of \$7,986,241. The Owner desires to

refinance with a new first position loan in an amount not to exceed \$8,400,000 from Developers Mortgage Corporation to reduce the interest rate and improve the cash flow of the development. In addition, the Authority has requested, and the Owner has agreed, to modify the payment terms of the Loan from a loan bearing interest of three percent annually, payable from surplus cash, to an amortizing loan providing fixed monthly principal payments of \$500 until the maturity of the Loan. The Authority has reviewed the Owner's request to subordinate and to modify the Loan and has recommended that both be approved to maintain the long term economic viability of the development. Mr. Von Battles recommended the Members' approval of the Resolution.

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

09-IHDA-113

Executive Director Forney introduced Item 10 on the Agenda: Resolution Authorizing Loan Re-Subordination and Loan Modification for LeClaire Apartments (HTF-491).

Mr. Von Battles stated that the Authority has previously made a third position mortgage loan in the original principal amount of \$500,000 (the "Loan") to LeClaire Apartments, L.L.C. (the "Owner"), to be used with other monies for the rehabilitation and permanent financing of a 110 unit multifamily housing development commonly known as LeClaire Apartments. The Loan is presently subordinate to a first position mortgage loan made by the State of Wisconsin Investment Board in the principal sum of \$2,557,736 (the "Senior Loan"), that matures November 15, 2016, and a second position mortgage loan in favor of the City of Moline, evidenced by a Tax Increment Finance Note in the amount of \$1,000,000 (the "Original TIF Loan") that was set to mature on June 23, 2009. The Owner desires the Authority to re-subordinate to the Senior Loan and to a restructured Original TIF Loan ("Subordination"), including extension of the maturity date of the Original TIF Loan to June 23, 2012. The Owner also desires the extension of the term of the Loan to June 23, 2012. In Addition, the Owner has agreed as follows: to pay the Authority, by September 1, 2009, the sum of \$50,000 representing accrued and deferred interest on the Loan; to maintain a 1.0 to 1.0 debt coverage ratio on the Loan at all times; and the other terms and conditions as specifically provided in the project summary attached as Exhibit A to the Resolution. Mr. Von Battles recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Barker; the Resolution was adopted by the affirmative votes of

Chairman Newman, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-114

Executive Director Forney introduced Item 11 on the Agenda: Resolution Adopting Revised Asset Management Committee Charter.

Ms. Bilger stated that by Resolution No. 2008-IHDA-101, the Authority adopted an Asset Management Committee Charter with respect to the functions of the Asset Management Department and the Asset Management Committee. The Authority has determined that it is in its best interest to revise the Asset Management Charter as shown in Exhibit A, delineating the role of the Authority staff in managing the Authority's loan portfolio and expanding the oversight of staff by the Asset Management Committee. Ms. Bilger recommended the Members' approval of the Resolution.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-115

Executive Director Forney introduced Item 12 on the Agenda: Resolution Amending Additional Signature Authority of Various Employees (Amending Resolution No. 2008-IHDA-175).

Ms. Kenney stated that the Executive Director has from time to time exercised this authority and appointed various employees to sign on her behalf as necessary to accommodate the effective transaction of Authority business. The Authority has previously approved these appointments by Resolution 2008-IHDA-175 (the "Prior Resolution") and granted signature authority to various Authority officers and employees. In conjunction with the passage of the Revised Asset Management Charter, the Authority has determined that it is necessary to amend the Prior Resolution designating signature authority. Ms. Kenney stated that the Authority is hereby amending and restating the Prior Resolution by adding the underlined language herein, and deleting the stricken language herein. All other aspects of the Prior Resolution shall remain the same. Ms. Kenney recommended the Member's approval.

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

09-IHDA-116

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

Ms. Kenney stated that on February 17, 2009 President Obama signed the American Recovery and Reinvestment Act of 2009 with a purpose to create and save jobs in the near term and invest in infrastructure that will provide long-term economic benefits. Title XII of the Recovery Act appropriated \$2.250 billion to provide funds for capital investments in Low Income Housing Tax Credit ("LIHTC") projects under a program known as the Tax Credit Assistance Program ("TCAP"). The United States Department of Housing and Urban Development ("HUD") has awarded a TCAP grant to the Authority in the amount of \$94,676,979 ("Illinois TCAP Funds") to facilitate the development of projects that received or will receive LIHTC awards between October 1, 2006 and September 30, 2009 and that require additional funding in order to be completed and placed in service in accordance with the requirements of Section 42 of the Internal Revenue Code of 1986 and the regulations promulgated thereunder (the "TCAP Qualified Projects"). The Authority has entered into that certain Funding Approval and Tax Credit Assistance Program Agreement (Form HUD 40092) with HUD for the Illinois TCAP Funds. The Authority has determined to sub-grant a portion of the Illinois TCAP Funds to the City of Chicago (the "City") in the amount of \$21,135,085 (the "City TCAP Sub-Grant"), on the same terms and conditions as are contained in the TCAP Grant Agreement. The Authority desires to enter into an intergovernmental agreement (the "Agreement"), substantially in the form attached to this Resolution as Exhibit A, with the City in order for the City to accept such sub-grant and award TCAP funds to TCAP Qualified Projects. Ms. Kenney recommended the Members' approval of the Resolution.

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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-117

Executive Director Forney introduced Item 14 on the Agenda: Resolution Authorizing Renewal Maintenance Agreement with Progress Software Corporation.

Mr. Uitto stated that the Authority has previously entered into a maintenance agreement with the Progress Software Corporation for

maintenance and support of certain loan servicing software. That agreement expires on August 31, 2009 and the Authority has determined it is in its best interest to renew the agreement for the one year period from September 1, 2009 to August 31, 2010 at a fee not to exceed \$14,000. Mr. Uitto 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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

09-IHDA-118

Executive Director Forney introduced Item 15 on the Agenda: Resolution Authorizing the Execution of Service Agreements for Site and Market Studies.

Mr. DeLong stated that the Authority from time to time requires the professional services of independent vendors to perform site and market studies (the "Services") in connection with various developments. Affordable housing developers applying to the Authority for low income housing tax credits also need to procure the Services in connection with their applications, and such providers of Services must be acceptable to the Authority. The need for these Services is sporadic and unpredictable and the Authority desires to create an authorized list of vendors, pre-approved by the Members of the Authority. Pursuant to the Illinois Procurement Code the Authority published a request for proposals, evaluated proposals and has determined that the vendors listed in Exhibit A attached to this Resolution have the requisite skills and experience to perform the Services. Mr. DeLong recommended the Members' approval of the Resolution.

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

09-IHDA-119

Executive Director Forney introduced Item 16 on the Agenda: Resolution Authorizing an Agreement with The Mitas Group, Inc.

Mr. O'Callaghan stated that in connection with the origination and servicing of single family mortgage loans, the Authority desires to install software necessary for managing electronic documents and images on the Authority's servers and obtain the necessary implementation and training from the Mitas Group, Inc. (the "Vendor"). The total fee for these

services will not exceed \$20,000, which includes a fee of \$10,000 to lease the software and a fee of \$10,000 for the Vendor to provide the training. The term of the agreement will be for the approximate period beginning as of the date of this Resolution through June 30, 2010. Mr. O'Callaghan recommended the Members' approval of the Resolution.

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

09-IHDA-120

Executive Director Forney introduced Item 17 on the Agenda: Resolution Authorizing Payment of Maintenance expenses to Imagistics for Copy Machine Maintenance.

Ms. Adams stated that the Authority has previously purchased copy machines from Imagistics (the "Vendor") through a master contract (the "Master Contract") with CMS. Pursuant to terms of the Master Contract, the Vendor is authorized to provide maintenance services for the copy machines. The Authority has determined that these services are necessary and the Authority seeks authorization to expend funds for these services in an amount not to exceed \$15,000 through the remainder of the Authority's fiscal year; such time period expires on June 30, 2010. Ms. Adams recommended the Members' approval of the Resolution.

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

09-IHDA-121

Executive Director Forney introduced Item 18 on the Agenda: Resolution Authorizing Forbearance Agreement for Poplar Creek Village (AMB/HTF-2049).

Mr. Hernandez stated that the Authority has previously provided financing to Poplar Creek Village, L. P. for the acquisition, rehabilitation and permanent financing of a multifamily housing development known as Poplar Creek Village. The Authority made a \$9,000,000 loan to the Poplar Creek (the "First Position Loan") from the Authority's AMBAC Program. The outstanding principal balance of the First Position Loan is approximately \$8,847,962.00 as of July 15, 2009. The Authority also made a \$750,000 loan to Poplar Creek (the "Third Position Loan" together with the First Position Loan, the "Loans"), from the Authority's Housing

Trust Fund Program. The Third Position Loan is subordinate to a second position HOME loan in the amount of \$1,950,000 from Cook County. The outstanding principal balance of the Third Position Loan is \$750,000.00 as of July 15, 2009. Mr. Hernandez stated that the Loans are evidenced by separate promissory notes and are secured by separate mortgages, and are further evidenced, governed and secured by a Loan Agreement, Regulatory Agreement and other documents (collectively, the "Loan Documents"). Poplar Creek failed to make its payments due on February 1, 2009 under the Loans and owes an amount of not less than \$407,000 to subcontractors for work allegedly done at the development. Some of the subcontractors have filed law suits against Poplar Creek. Poplar Creek has executed promissory notes and settlement agreements with some of the subcontractors. All of these actions constitute defaults under the Loan Documents. The Authority sent a default letter to Poplar Creek on March 27, 2009 and Poplar Creek has requested additional time, to September 30, 2009, to cure the defaults (the "Forbearance"). The Forbearance will be evidenced by an agreement, between the Authority and Poplar Creek, a copy of which is attached to this Resolution. Mr. Hernandez recommended the Members' approval of the Resolution.

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

Presentation 1 For Presentation 1, Finance Committee Report, Mr. Barker recommended the Members' approval of the minutes from the July 17, 2009, Finance Committee meeting.

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

Presentation 2 For Presentation 2, Multifamily Status Report as of July 31, 2009. Chairman Newman referred the Members to the Board materials.

Presentation 3 For Presentation 3, Audit Committee Minutes, Mr. Lampros recommended the Members' approval of the minutes from May 15, 2009 Audit 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, Vice-Chairman Barker, Ms. Davis, Mr. Kochan and Mr. Lampros.

There being no further business, Chairman Newman adjourned the meeting at 11:40 a.m.