

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

May 21, 2010

Pursuant to notification given May 14, 2010, the Members of the Illinois Housing Development Authority met for a regular meeting at 9:30 a.m., local time, May 21, 2010, 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
Karen Davis	Treasurer
Mary Kane	Member
Mark Kochan	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
Barbara Manning	Chief Internal Auditor
Michele Williams	Controller
Cami Freeman	Director of Business Development and Marketing, Single Family
Michelle Adams	Director Administrative Services
Stephen Gladden	Assistant Director/Manager for Multifamily Underwriting
Neil O'Callaghan	Managing Director of Information Technology
Nicki Pecori	Director, Finance and Development
Adonya Little	Neighborhood Stabilization Manager
Mary Karnia	Neighborhood Stabilization Project Coordinator
Shelly Tucciarelli	Neighborhood Stabilization Program Administrator
Yvonne Dougé	Managing Director of Marketing and Communications
Hazim Taib	Deputy Chief Financial Officer
Christian Froelich	Financial Program Manager
Tara Pavlik	Homeownership Programs/Director of Originations and Operations
Bill Smirniotis	Director of Homeownership Counseling and Outreach
Jan Van Der Woerd	Homeownership Program
Kellye Jackson	Homeownership Programs/ Mediation, Program Manager
Peggy Cullom	Managing Director Loan and Portfolio Management
Linda Thurmond	Managing Director of Multifamily Programs
Jane Bilger	Senior Policy Director

Bill Smythe	Finance and Development
Tony Hernandez	Director, Asset Management
Eric Von Battles	Asset Management
Diane Smith	Assistant Director, Asset Management
Matt Palek	Multifamily Programs
Adam Rogers	Multifamily Programs
Tara Peele	Multifamily Programs
Adrienne Whitney	Financial Asset Management
Torrence Moore	Multifamily Tax Credits Program, Manager
Matt Rangel	Multifamily Financing
Sylvia Poniecki	Multifamily Financing

GUESTS:

Robert Demos	BNY Mellon
Joan Blume	BNY Mellon
Renee Johnson	BNY Mellon
Ray Fricke	Ungaretti & Harris
Scott Schmitt	US Bank
Peter Weiss	JP Morgan Chase
John Janicik	Mayer Brown
Michael Todd	Carpenter Management
Jack Brummett	Great Lakes Capital
Holly Fraccaro	North West Housing Partnership
Charles Konkus	Partners in Charity
Robert Kalnicky	Community Service Council
Vanessa D. Taliferro	Kingdom Community, Inc
Steeve Kidd	Community Empowerment & Education
Delores Allen	South Side Community Federal Credit Union
Genaro Bucio	Brighton Park Neighborhood Council
Mary Jones	AGORA
Anthony Fusco	Chicago Community Development Corporation
Debra Claybron	Voice of the People in Uptown
Don Yost	Heritage Woods of Charleston LLC
Phyllis Logan	Voice of Community Ministerial Association, NFP
Jasmine Brewer	Interfaith Housing Center of the Northern Suburbs
John Groene	NHS of Fox Valley
Arby Smith	Villa Management Carbondale, LLC
Robert Fouche	HODC
Laura Allen	Mortgage Education Foundation
Belithia Johnson	Will County Center for Community Concerns
Joe McGavin	AHCOA
Thomas Coomes	Citi Bank
Sandra Stallings	Bond Logistix
Robert Detjen	CSG Advisors
Clint Cole	The Winnebago County Housing Authority

Lisa Tapper	The Affordable Housing Corporation in Lake County
Keith Banks	Evanston Community Development Association
William Howard	First Community Land Trust of Chicago
Thomas Tibbetts	EH1 GP, Inc.
Mike Niehaus	Windsor Development Corporation
Daniel Burke	Preservation of Affordable Housing, Inc.
Jeromy Cannon	Mayer Brown
Bill Daley	Morgan Stanley
Bob Foggio	Morgan Stanley
Dana Bunting	Goldman Sachs
Jerry Wallack	Kutak Rock
Mike Pizzuto	Stough Group
Susan Jun	Bank of America Merrill Lynch
Jeff Gertz	JP Morgan Securities
Elizabeth May	Chase

With a quorum consisting of Chairman Newman, Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros being present, Chairman Newman called the meeting to order at 9:35 a.m.

10-IHDA-059 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 April 16, 2009.

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

10-IHDA-060 Executive Director Materre introduced Item 2 on the Agenda: Resolution Authorizing Funds for the Predatory Lending Database Program Capacity Building Grant - Phase II (PLD-50275 through PLD-50294) under Residential Real Property Disclosure Act (765 ILCS 77/80).

Mr. van der Woerd stated that the Authority was appropriated \$3,000,000 under the Residential Real Property Disclosure Act for the purpose of making grants to build capacity in HUD-certified counseling agencies participating in the Predatory Lending Database Program ("PLD Program"). Under the first grant phase, the Members approved \$1,450,000 in grant funds be allocated to 19 eligible agencies; \$100,000 was provided to agencies that participated in the high-volume pilot phase (10 agencies) and newly participating agencies received \$50,000. The two year grant period expires June 30, 2011. The second phase of the grant program will assist new counseling agencies that participate in the PLD Program and agencies not previously funded. Agencies must be located within and provide services in Cook, Will, Kane, or Peoria Counties. Two applicant agencies have been participating in the PLD Program since the pilot phase, but did not receiving funding under Phase I. Funding made available under Section 80 of the Residential Real Property Disclosure Act (765 ILCS 77/80) will provide 20 sponsors with capacity building grants under the PLD Program. These HUD-certified counseling agencies serving Cook, Peoria, Will, and Kane County will provide file review sessions to potential homebuyers or households contemplating mortgages with high risk characteristics. Presently all loans originated by Illinois-licensed lenders in Cook County must be entered by the lenders into a database administered and reviewed by the Illinois Department of Financial and Professional Regulation. On July 1, 2010, loans originated in Peoria, Will, and Kane Counties will be required to be entered into the Predatory Lending Database. Loans that contain high risk characteristics cannot close without the borrower fulfilling a face-to-face file review

session with a HUD-certified counseling agency. Counselors review all loan documents, re-enter loan information into the database, discuss the consequences of securing the mortgage with the borrower, and provide qualified and objective advice. Borrowers make the final decision to accept or reject the loan terms under question. Funding support will cover the sponsors' capacity building expenses including staffing, training, supplies, and utilities necessary to commit to providing counseling for the PLD Program.

The following sponsors have applied for grant funds in the amount of \$1,100,000:

Agora Community Services Corporation, NFP
Affordable Housing Center of America
Brighton Park Neighborhood Council
Community Service Council of Northern Will County
Consumer Credit Counseling Service of Aurora
Central Illinois Debt Management & Credit Education, Inc.
Genesis Housing Development Corporation
Housing Opportunity Development Corporation
Interfaith Housing Center of the Northern Suburbs
Joseph Corporation of Illinois, Inc.
Kingdom Community, Inc.
METEC- Housing Counseling Resource Center
Mortgage Education Foundation
NHS of the Fox Valley
North West Housing Partnership
South Side Community Federal Credit Union
Partners in Charity, Inc.
Partners in Community Building, Inc.
Voice of Community Ministerial Association, NFP
Will County Center for Community Concerns, Inc.
Mr. van der Woerd 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-061

Executive Director Materre introduced Item 3 on the Agenda: Resolution Authorizing the Illinois Housing Development Authority to Accept a Foreclosure Mitigation Counseling Grant through NeighborWorks America.

Ms. Campbell stated that under the Neighborhood Reinvestment Corporation Act, the Neighborhood Reinvestment Corporation (the

“Corporation”) is authorized to establish neighborhood housing services programs throughout the United States, monitor their progress and provide them with grants and technical assistance. The Corporation has established the National Foreclosure Mitigation Counseling Program (the “Program”) whereby state housing finance agencies, among other approved housing counseling intermediaries, can apply for grants, (individually a “Grant”) to provide mortgage foreclosure mitigation assistance to areas with high rates of defaults and foreclosures, to help eliminate the default and foreclosure of mortgages of owner-occupied single-family homes that are at risk of such defaults and foreclosures. The Authority has determined it is in its best interest to participate in the Program and has applied to the Corporation, d/b/a NeighborWorks America, for a Grant in connection with the Program and has been awarded a Grant in the amount of \$1,445,895. Ms. Campbell stated that the Authority has received a “National Foreclosure Mitigation Counseling Program Round 4 Grant Agreement” from the Corporation, issued April 16, 2010 (attached hereto as Exhibit A, the “Grant Agreement”). Ms. Campbell 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-062

Executive Director Materre introduced Item 4 on the Agenda: Resolution Authorizing Increase in State Tax Credits (STC-10177-10) for Northeastwood Shores, Chicago, Illinois (Amending Resolution No 2010-IHDA-035A).

Mr. Rangel stated that pursuant to Resolution No. 2010-IHDA-035A, the Authority has previously authorized State Tax Credits to Mercy Housing Lakefront in the amount of \$1,500,000 for the rehabilitation and permanent financing of a multi-family housing development known as Northeastwood Shores (the “Project”), described on Exhibit A attached to the Resolution. The Mercy Housing Lakefront has requested that the Authority increase the amount State Tax Credits allocated to the Project by \$2,587,500 for a total State Tax Credit allocation of \$4,087,500. Mr. Rangel recommended the members’ approval of the State Tax Credits in the amount of \$2,587,500.

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

10-IHDA-063A Executive Director Materre introduced Tab A under Item 5 on the Agenda: Resolution Authorizing Loans (HTF-10070-01) and (FAF-10070-01) for Clifton Magnolia Apartments, Chicago, Illinois.

Mr. Rogers stated that by Resolution No. 2009-IHDA-096J the Authority authorized an allocation of \$953,085 in Federal Tax Credits to Community Housing Partners X L.P. (the "Sponsor") in connection with a multi-family housing development known as Clifton Magnolia. The Sponsor has requested additional Authority financing consisting of a loan under the Trust Fund Program in an amount not to exceed \$580,000, and a loan under the FAF Program in an amount not to exceed \$1,169,055. Mr. Rogers recommended the Member's 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-063B Executive Director Materre introduced Tab B under Item 5 on the Agenda: Resolution Authorizing Funds under the Equity Replacement Program (TCAP-10030-0210-02; SEC1602-10030-0210-02) for Heritage Woods of Charleston, Charleston, Illinois.

Ms. Geer stated that pursuant to Resolution No. 2008-IHDA-195F, Heritage Woods of Charleston LLC (the "Sponsor") was awarded Federal Tax Credits in the amount \$785,230 (the "2008 Federal Tax Credits") for the construction and permanent financing of a multifamily housing development known as Heritage Woods of Charleston (the "Project"), described on Exhibit A attached to this Resolution. Pursuant to Resolution No. 2009-IHDA-152, the 2008 Federal Tax Credits were exchanged for 2009 Federal Tax Credits in the amount of \$785,230 (the "2009 Federal Tax Credits") for the Project. Lincoln Trail Place Limited Partnership (the "Owner") was unable to syndicate all of the 2009 Federal Tax Credits, as set forth more fully in the summary of the Project attached to this Resolution. Accordingly, the Owner seeks to return \$781,384 of the 2009 Federal Tax Credits to the Authority. In order to continue with the Project, the Sponsor has applied to the Authority for funds under the Equity Replacement Program-TCAP program and the grant under the Equity Replacement Program-Section 1602. Ms. Geer recommended the Members' approval of a TCAP loan in an amount of \$865,708 and a Section 1602 grant in an amount not to exceed \$6,616,898.

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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-063C

Executive Director Materre introduced Tab C under Item 5 on the Agenda: Resolution Authorizing Funds under the Equity Replacement Program (SEC1602-2868-0106-01), Authorizing Loans (HTF-2868, MHR-2868) for Villas of Carbondale, Carbondale, Illinois.

Ms. Geer stated that pursuant to Resolution No. 2008-IHDA-082D (the "Prior Resolution"), The Villas of Carbondale, Limited partnership (the "Sponsor") was awarded Federal Tax Credits for the year 2008 in the amount of \$677,773 (the "2008 Federal Tax Credits") but was unable to syndicate the 2008 Federal Tax Credits. Accordingly, the Sponsor seeks to return to the Authority all of the 2008 Federal Tax Credits. The Sponsor has applied to the Authority for funds for the construction and permanent financing of a 50 unit senior development for residents aged 55 years or older. Ms. Geer recommended the Members' approval of the return of 2008 Federal tax Credit Reservation in the amount of \$677,773, a first position loan under the HOME program in an amount not to exceed \$1,686,818, a second position loan under the Trust Fund Program in an amount not to exceed \$1,084,000, and a Section 1602 grant in an amount not to exceed \$5,927,486.

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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-064

Executive Director Materre introduced Item 6 on the Agenda: Resolution Authorizing Adoption of Amendments to Rules for the Illinois Affordable Housing Tax Credit Program.

Ms. Poole stated that Section 7.28 of the Illinois Housing Development Act requires the Authority to adopt rules for the Illinois Affordable Housing Tax Credit Program (the "Program"). The Authority has adopted rules for the Program and subsequently amended those rules (the "Rules"). Ms. Poole stated that it is necessary to further amend the Rules to make administrative clarifications and authorize new policies under the Program. A copy of the proposed amendments to the Rules is attached to this Resolution as Exhibit A. Ms. Poole 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-065

Executive Director Materre introduced Item 7 on the Agenda: Resolution Authorizing Appointment of Quantitative Services Analysts.

Mr. Taib stated that the Authority needs the assistance of one or more quantitative services analysts to perform cash management services and arbitrage rebate services. Pursuant to the Illinois Procurement Code, 30 ILCS 500/1 et. seq. the Authority issued a Request for Proposals, evaluated the proposals and has determined that CSG Advisors Incorporated is the lowest price, most well-qualified vendor to perform the cash flow management services and that Bond Logistix LLC is the lowest price, most-well qualified vendor to provide the arbitrage rebate services. Mr. Taib stated that the Authority desires to enter into an agreement for cash flow management services (the "Cash Flow Management Agreement") with CSG Advisors Incorporated for two (2) year period from approximately June 1, 2010 through May 31, 2012 at a total fee not to exceed \$500,000; the total annual fee under the Cash Flow Management Agreement shall not exceed \$250,000. The Authority also desires to enter into an agreement for the arbitrage rebate services (the "Arbitrage Rebate Agreement") with Bond Logistix LLC or the two (2) year period from approximately June 1, 2010 through May 31, 2012 at a total fee not to exceed \$200,000; the total annual fee under the Arbitrage Rebate Agreement shall not exceed \$100,000. A schedule of fees under the Cash Flow Management Agreement and the Arbitrage Rebate Agreement is set forth more fully in the Exhibit A attached to the Resolution. Mr. Taib recommended the Members' approval of the Resolution.

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

10-IHDA-066

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

Ms. Ryan 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 January 1, 2010 to March 31, 2010, is attached to this Resolution as Exhibit A. Ms. Ryan stated that the Authority has determined that it is in

its best interest to ratify the Transactions, and 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-067

Executive Director Materre introduced Item 9 on the Agenda: Resolution Authorizing the General Partner Change and Loan Modification for Canterbury Place (HTF-984).

Mr. Von Battles stated that the Authority has previously made a first mortgage loan in the amount \$650,000 (the "Loan") to Canterbury Place L.P., for the construction and permanent financing of a multifamily housing development commonly known as Canterbury Place (the "Development"). Shelters for Healthy Environments, Inc., an Illinois not-for-profit corporation (the "First Co-General Partner"), and Thomas A. McCalley (the "Second Co-General Partner") are the general partners of the Owner. The Loan is evidenced by a certain Mortgage Note dated February 9, 1999, as amended by a Loan Modification Agreement dated December 1, 1999 and a Second Loan Modification Agreement dated April 1, 2008 (collectively, the "Amended Note"); the Amended Note requires the Owner to make equal monthly installments of principal and interest of \$2,402.53 during the term of the Loan. Mr. Von Battles stated that the Loan was in default and the Authority has issued a default letter; the Owner has requested that the Authority modify the terms of the Loan to stabilize the Development's cash flow (the "Loan Modification"). Under the Loan Modification, the Owner will pay equal monthly installments of interest of \$853.00 for a one year period and, thereafter such one year period, the Owner will pay equal monthly installments of principal and interest of \$1,800.00 until the maturity date of the Loan. The Authority will defer unpaid principal and interest payments which will result in a balloon payment of approximately \$252,590 on the maturity date of the Loan. As a condition to approving the Owner's request, the Authority has requested and the Owner has agreed to replace the First Co-General Partner with Blackhawk Apartments, Inc. (the "Proposed General Partner"); the Proposed General Partner will assume the obligations of the First Co-General Partner under the Loan and will assume a 0.005% ownership interest in the Development (the "General Partner Change"); the Second Co-General Partner will remain as a co-general partner of the Owner. The Owner will also deposit an amount equal to a deferred interest payment of \$16,000 into a general operating reserve to be controlled by the Authority. Mr. Von Battles recommended the Members' approval of the General Partner Change and the Loan Modification.

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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-068

Executive Director Materre introduced 10 on the Agenda: Resolution Authorizing Contract with Audit Firm.

Ms. Manning stated that the Authority requires the services of an audit/accounting firm to conduct a specialized audit regarding certain investment accounts and disbursements thereunder (the "Services"). Pursuant to the Illinois Procurement Code, 30 ILCS 500/1 et seq., the Authority published a request for proposals, evaluated proposals and determined that KPMG, LLP (the "Vendor"), the lowest price, the most well-qualified respondent, has the requisite skills and experience to provide the Services. Ms. Manning stated that the Authority desires to engage the Vendor to provide the Services for the one (1) year period from approximately June 1, 2010 through May 31, 2011, at the rates set forth in Exhibit A. In addition, if the Vendor performs the Services satisfactorily, the Authority desires the option to engage the Vendor to provide the Services for an additional one (1) year period from approximately June 1, 2011 through May 31, 2012. Ms. Manning noted that a summary of the selection process and a complete listing of the responses received is attached as Exhibit B to the resolution. Ms. Manning recommended the Members' approval of the Resolution.

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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-069

Executive Director Materre introduced Item 11 on the Agenda: Resolution Ratifying Interim Use of Administrative Funds.

Ms. Bilger stated that the Authority is the designated administrator of certain funds for the State (the "NSP Funds") under the Neighborhood Stabilization Program (the "NSP"). The Authority made its first draw request for disbursement of NSP funds pursuant to HUD's Disaster Recovery Grant Reporting system ("DRGR") for NSP in the amount of \$110,036.13 for closing proceeds ("Closing Amount") whereby Will County, one of the subgrantees for NSP, was purchasing property from Deutsche Bank National Trust Company as trustee (the "Seller"). The wire for the Closing Amount never arrived at the Authority from HUD, and after an investigation by the Authority and HUD it was discovered

that HUD had erroneously coded the wire transfer for the Closing Amount in its system resulting in the Closing Amount being sent to the Treasurer of the State of Illinois instead of to the Authority's NSP account. Ms. Bilger further stated that the Seller would not agree to an extended delay of the closing for the wire to be traced and resent which HUD indicated to the Authority could take up to thirty (30) days. In order to prevent the transaction for Will County from being terminated by the Seller, after consultation with the Executive Director, Deputy Executive Director, General Counsel and the Chief Financial Officer, the withdrawal of the Closing Amount from the Authority's administrative funds was approved with the condition that the Closing Amount would be repaid immediately upon receipt of the corrected wire or receipt of funds pursuant to an additional draw request from HUD ("Administrative Funds Withdrawal"). Ms. Bilger stated that the Closing Amount was wired by the Authority to the title company pursuant to the Administrative Funds Withdrawal and the closing between Will County and the Seller successfully closed on April 30, 2010 before the Seller's deadline. The Authority will process a draw request from HUD in the Closing Amount in order to replace the Administrative Funds Withdrawal, and HUD has provided information to the Authority that it has now corrected the error with the DRGR system. Ms. Bilger recommended that the Members ratify the Administrative Funds Withdrawal.

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

10-IHDA-070

Executive Director Materre introduced Item 12 on the Agenda: Resolution Authorizing Agreement for Re-Branding and Marketing Consulting Services.

Ms. Lee stated that the Authority from time to time requires the professional services of a marketing consulting firm/graphic designer to assist with the design and production of its annual report and various forms of marketing collateral, which consists of media/information kit folders, brochures, fact sheets, stationary, electronic templates, and materials for the Governor's Conference (collectively, the "Marketing Collateral"). In addition, the ihda.org website (the "Website") will be completely re-designed. All of the above are utilized to promote the Authority's affordable housing programs. The production of the Marketing Collateral and the Website is referred to herein as the "Services". Pursuant to the Illinois Procurement Code, 30 ILCS 500/1 et seq., the Authority published a request for proposals, evaluated proposals

and determined that Robertz & Kobold Incorporated (the “Vendor”), the most well-qualified respondent, has the requisite skills and experience to provide the Services. Ms. Lee stated that the Authority desires to enter into an agreement with the Vendor to provide the Services for the one (1) year period from approximately June 1, 2010 through May 31, 2011, with a total annual cost not to exceed \$200,575. Ms. Lee 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-071

Executive Director Materre introduced Item 13 on the Agenda: Resolution Authorizing Purchase of Automobiles and Rescinding Resolution 2010-IHDA-053.

Ms. Adams stated that by Resolution 2010-IHDA-053 (the “Prior Resolution”) the Authority authorized the purchase of three automobiles pursuant to the Illinois Department of Central Management Services through its master contract wherein state agencies are able to purchase small and mid-size automobiles for their business needs. The Authority has a continuing need for automobiles and desires authorization to purchase three (3) full size automobiles for a total aggregate cost for all three Automobiles not to exceed \$80,000. Ms. Adams recommended the Members’ approval of the Resolution and the rescinding of the Prior 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-072

Executive Director Materre introduced Item 14 on the Agenda: Resolution of Intent Concerning the Issuance of Revenue Obligations under Single Family and Multi-Family Bond Programs (Home Rule Pool) in an Aggregate Principal Amount Not to Exceed Seventy-Five Million Dollars (\$75,000,000.00).

Ms. Kenney stated that pursuant to the Constitution and the laws of the State of Illinois, the Authority is authorized to issue private activity bonds (“Bonds”) for the purposes of providing financing for single family housing, multi-family housing developments and other authorized

purposes of the Authority (collectively the "Intended Purposes"). The Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 et seq. (the "Bond Act"), and the Guidelines and Procedures of the Office of the Governor for the State of Illinois provide that at any time after June 1, 2010, the Authority may apply to the Governor's office for tax exempt bond volume cap ("Bond Cap") from that unused portion of Bond Cap originally allocated to the home rule units within the State of Illinois. The Bond Act and State Guidelines require that when the Authority intends to issue Bonds, it adopt a resolution expressing such intent. Ms. Kenney stated that the Authority anticipates a strong demand for the proceeds of its Bonds for the Intended Purposes and a consequent need to issue Bonds soon after June 1, 2010. Ms. Kenney recommended the Members' approval of the Resolution.

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

10-IHDA-073

Executive Director Materre introduced Item 15 on the Agenda: Resolution of Intent Concerning the Issuance of Revenue Obligations under Single Family and Multi-Family Bond Programs (Non-Home Rule Pool) in an Aggregate Principal Amount Not to Exceed Seventy-Five Million Dollars (\$75,000,000.00).

Ms. Kenney stated that pursuant to the Constitution and the laws of the State of Illinois, the Authority is authorized to issue private activity bonds ("Bonds") for the purposes of providing financing for single family housing, multi-family housing developments and other authorized purposes of the Authority (the "Intended Purposes"). The Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 et seq. (the "Bond Act"); and the Guidelines and Procedures of the Office of the Governor for the State of Illinois (the "State Guidelines") provide that at any time after July 15, 2010, the Authority may apply to the Governor's office for tax exempt bond volume cap ("Bond Cap") from that unused portion of Bond Cap originally allocated to the non-home rule units within the State of Illinois. The Bond Act and State Guidelines require that when the Authority intends to issue Bonds, it adopt a resolution expressing such intent. Ms. Kenney stated that the Authority anticipates a strong demand for the proceeds of its Bonds for the Intended Purposes and a consequent need to issue Bonds soon after July 15, 2010. Ms. Kenney 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, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-074

Executive Director Materre introduced Item 16 on the Agenda: Resolution Authorizing Renewal of Agreement with Thomson West.

Ms. Kenney stated that the Authority has previously entered into an agreement (the "Current Agreement") with Thomson West (the "Vendor") for access to Westlaw software (the "Software"). The Current Agreement expires on July 31, 2010 and the Authority wishes to renew the Current Agreement (the "New Agreement") with the Vendor to provide the Software for a two (2) year term, from August 1, 2010 to July 31, 2012. The New Agreement will include an annual fee of \$15,048 from August 1, 2010 to July 31, 2011 and \$15,648 from August 1, 2011 to July 31, 2012 (the "Annual Fees"). The Annual Fees will be paid in monthly installments of \$1,254 from August 1, 2010 to July 31, 2011 and \$1,304 from August 1, 2011 to July 31, 2012. Ms. Kenney stated that there may be additional costs in the event the Authority determines it is necessary to access another database which is not included in the Software. Ms. Kenney recommended the Members' approval of the Resolution.

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, Ms. Kane, Mr. Kochan and Mr. Lampros.

Presentation 1

For Presentation 1, Finance Committee Report, Chairman Newman recommended the Members' approval of the Minutes from the April 16, 2010, Finance Committee meeting.

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

Presentation 2

For Presentation 2, Multifamily Status Report as of April 30, 2010, Chairman Newman referred the Members to the Board materials.

Presentation 3

For Presentation 3, Asset Management Committee Minutes, Mr. Lampros recommended the Members' approval of the Minutes from the March 19, 2009 Asset Management Committee meeting.

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, Ms. Kane, Mr. Kochan and Mr. Lampros.

There being no further business, Chairman Newman adjourned the meeting at 10:20 a.m.

Chairman Newman moved that the Board retire immediately to a closed session pursuant to the exceptions noted under Paragraph c-1 and c-11 of the Open Meetings Act to discuss the following subjects: personnel and litigation. 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, Ms. Kane, Mr. Kochan and Mr. Lampros. At 10:26 a.m., the Board adjourned to closed session. Closed session adjourned at 11:05 a.m.