



## AGENDA

### Illinois Housing Development Authority Board Meeting Friday, March 15, 2024, 11:00 am - 12:00 pm

#### I. OPENING

- A. Call to Order
- B. Roll Call
- C. Employee Acknowledgements
- D. Recognition of IHDA (U.S. Bank)
- E. Public Comment Period

#### II. MATERIALS - COMMITTEE MEETINGS (Informational Purposes Only)

- A. IHDA Audit Committee Meeting C. Lopez  
(9:00 a.m. March 15, 2024)
- B. IHDA Finance Committee Meeting K. Evans  
(10:00 a.m. March 15, 2024)

#### III. MINUTES - COMMITTEE MEETINGS

- A. Motion to approve the IHDA Audit Committee Meeting Minutes from December 15, 2023 T.Morsch  
(as reviewed by the Audit Committee on March 15, 2024)
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from February 16, 2024 S. Tornatore  
(as reviewed by the Finance Committee on March 15, 2024)

#### IV. CONSENT AGENDA

##### A. Minutes

- 1. Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on February 16, 2024 M. Ohle  
2024-03-IHDA-031

##### B. Procurement Matters

- 1. Resolution Authorizing Agreement with SHI International Corp. For SecureWorks Managed Security Operations Center In an Amount Not to Exceed \$138,023.20 K. Evans  
2024-03-IHDA-032
- 2. Resolution Authorizing Agreement for Mortgage Loan Servicing Software and Cloud Hosting Platform Services In an Initial Amount Not to Exceed \$557,432.62 A. Lockwood  
2024-03-IHDA-033

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|--|------------|
| 3. Resolution Authorizing Purchase of Small Package Delivery Services for an Amount Not to Exceed \$2,100,000.00 | L. Grisham |
| 2024-03-IHDA-034   |            |

**C. Finance Matters**

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|--|--------|
| 1. Resolution Regarding Additional Funding of the Authority's Access 5% and Access 10% Down Payment Assistance Programs (\$12,500,000) | M Witt |
| 2024-03-IHDA-035   |        |
| 2. Resolution Authorizing Amendment of Standby Bond Purchase Agreement Revenue Bonds, 2019 Series B                                    | M Witt |
| 2024-03-IHDA-036   |        |

**D. Multifamily Matters**

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|--|------------|
| 1. Resolution Authorizing Section 811 Rental Assistance (Not to exceed \$670,680) for Greenhaven Apartments (PID - 11978)  | C. Montoya |
| 2024-03-IHDA-037   |            |
| 2. Resolution Authorizing an Extension of the Commitment Expiration Date for a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$2,842,107.00) for North Bend Senior Residences (PID 12140) Fairview Heights, Illinois (Amending Resolution No. 2023-06-IHDA-128) | C. Brown   |
| 2024-03-IHDA-038   |            |
| 3. Resolution Authorizing an Extension of the Commitment Expiration Date (Not to exceed \$4,019,153) for SACRED Apartments (PID – 12224)   | S. Foster  |
| 2024-03-IHDA-039   |            |

**E. General Administrative Matters**

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|---|----------|
| 1. Resolution Regarding the Officers of the Authority | K. Faust |
| 2024-03-IHDA-041                                      |          |
| 2. Resolution Appointing Members to Board Committees  | K. Faust |
| 2024- 03-IHDA-047                                     |          |

**V. MAIN AGENDA**

**A. Multifamily Matters**

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| 1. Resolution Authorizing a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$3,073,396.00) and Legal Description Change for Downtown Villas (PID –12280)   | H. Kessel |
| 2024-03-IHDA-042   |           |
| 2. Resolution Authorizing Grants under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$3,769,755.00) and Section 811 Rental Assistance (Not to Exceed \$624,600.00) For Taylor Place Apartments (PID-12097) | S. Foster |
| 2024-03-IHDA-043   |           |

**B. Multifamily Finance Matters**

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|-------------------------------------|-----------|
| 1. Diamond Senior at Carroll Towers | K. Matkom |
|-------------------------------------|-----------|

- a. Resolution Authorizing a Conduit Loan (not to exceed \$29,000,000.00) and a Trust Fund Loan (\$2,500,000.00) For Diamond Senior Apartments at Carroll Tower (PID-11314)

2024-03-IHDA-044a

- b. Resolution Authorizing The Issuance of Not to Exceed \$29,000,000 Aggregate Principal Amount Multifamily Housing, Revenue Bonds, Series 2024 (Carroll Tower)

2024-03-IHDA-044b

2. Walden Oaks

C. Thompson

- a. Resolution Authorizing a Conduit Loan (not to exceed \$22,425,000.00) and a Trust Fund Loan (\$3,262,000.00) For Walden Oaks (PID-12048)

2024-03-IHDA-045a

- b. Resolution Authorizing The Issuance of Not to Exceed \$22,425,000 Aggregate Principal Amount Multifamily Housing Revenue Bond, Series 2024(WALDEN OAKS)

2024-03-IHDA-045b

**C. Asset Management Matters**

1. Resolution Authorizing a Change in Ownership, Release of Mortgage and Regulatory Agreement, Partial Trust Fund Loan Payoff and Write-Off for Genesis Place(PID – 30-1543-01)

K. Jumu

2024-03-IHDA-046

**D. Strategic Response Matters**

1. Resolution Terminating Participation in the Homeless Emergency Rental Assistance Program and Reallocating Funds to the Court Based Rental Assistance Program

P. Sellke

2024-03-IHDA-040

**VI. CLOSED SESSION**

**VII. NEW BUSINESS**

**VIII. WRITTEN REPORTS (Informational Purposes Only)**

- A. Authority Financial Statements

T. Hicks

- B. Accounting Payments Report

T. Hicks

- C. Investment Holdings

A. Nestlehut

- D. Communications Report

J. Frevert

- E. External Relations Report

B. Kiley

- F. SRU Report

P.Selke/R. Sepka

- G. Quarterly Diversity, Equity and Inclusion Report

T. Davis

**IX. ADJOURNMENT**