

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY
JUNE 21, 2024 – BOARD MEETING MINUTES**

Pursuant to notification given at least 48 hours prior to the start of the meeting, the Members of the Illinois Housing Development Authority (the “Authority”) met for a regularly scheduled meeting on June 21, 2024, at the offices of the Authority, 111 East Wacker Drive, Suite 1000, Chicago, Illinois.

I. Opening

- A. Call to Order: Chairman Harris called the meeting to order at 11:00 a.m.
- B. Roll Call: Ms. Synowiecki took a roll call. Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore participated in the meeting in-person, being physically present at the Authority’s office at 111 E. Wacker. Vice Chairperson Ramirez, Mr. Hayes and Ms. Poethig were not present.
- C. Chairman Harris recognized General Counsel Maureen Ohle. Maureen has worked at the Authority for more than 13 years and has served as General Counsel to IHDA for more than a decade and was a key part of the leadership team that saw IHDA through the housing crises that followed both the Great Recession and the COVID-19 pandemic. Maureen will be greatly missed and the board wishes her well as she embarks on a new journey.
- D. Chairman Harris announced that the Governor has appointed Claire Leopold to the board.
- E. Public Comment: Chairman Harris indicated Mr. & Mrs. Lewis requested the opportunity to provide public comments related to the Court Based Rental Assistance Program. Mr. & Mrs. Lewis indicated that they believed the CBRAP could be operated by IHDA in a manner that is more transparent to the applicants. Chairman Harris thanked them for their comments and stated that staff would be contacting them further.

Chairman Harris then stated that Roger Romanelli from the Hillside Neighbors Volunteers (Hillside, IL) submitted written comments that would be read aloud. He also stated that the Authority generally does not accept written comments at the board meeting but that the members would make an exception just this one time. In the future if any members of the public would like to make a comment they would have to attend in person. Mr. Romanelli’s comments related to Turnstone Development Corporation’s proposed housing development in Hillside, Illinois where IHDA in 2023 awarded Low-Income Housing Tax Credits were read aloud.

II. Committee Minutes

- A. Internal Audit Committee Minutes: Chairman Harris recommended the Members’ approval of the minutes from the March 15, 2024, Internal Audit Committee meeting.

A motion to approve the Internal Audit Committee Minutes from March 15, 2024, was made by Mr. Morsch and seconded by Mr. Tornatore; the motion was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

- B. Finance Committee Minutes: Chairman Harris recommended the Members' approval of the minutes from the May 17, 2024, Finance Committee meeting.

A motion to approve the Finance Committee Minutes from May 17, 2024, was made by Ms. Berg and seconded by Mr. Tornatore; the motion was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

IV. Consent Agenda

Chairman Harris noted that there were seventeen (17) Resolutions on the consent agenda. He then proceeded to publicly recite the title of each of the Resolutions on the consent agenda.

A. Minutes

1. 2024-06-IHDA-100: Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on May 17, 2024.

B. Procurement Matters

1. 2024-06-IHDA-101: Resolution Authorizing Amendment to and Renewal of Agreement for the Statewide Housing Locator in an Amount Not to Exceed \$628,801.44
2. 2024-06-IHDA-102: Resolution Authorizing Engagement of an Insurance Broker in an Amount Not-to-Exceed \$144,999.00

C. Finance Matters

1. 2024-06-IHDA-103: Resolution Acceptance of Reallocated bond Volume Cap from the City of Champaign and the City of Urbana
2. 2024-06-IHDA-104: Resolution Authorizing Agreement with Federal Home Loan Bank Chicago and Bank of New York Mellon regarding Collateral Custody
3. 2024-06-IHDA-105: Resolution Authorizing New Agreements for the Provision of Cyber Liability, Crime, Property, General Liability, Automobile, Workers' Compensation, and Umbrella Liability Coverage in an Amount Not to Exceed \$144,999.00
4. 2024-06-IHDA-106: Resolution Authorizing New Agreements for the Provision of Property and General Liability Coverage for IHDA Dispositions LLC in an Amount Not to Exceed \$313,287.00

D. Multifamily Matters

1. 2024-06-IHDA-107: Resolution Authorizing State Tax Credits (2,161,351) for Woodland Court (PID-12336)
2. 2024-06-IHDA-108: Resolution authorizing an Extension of the Commitment Expiration Date for a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$2394,470.00) for Rimini Place (PID-11924)

E. Asset Management Matters

1. 2024-06-IHDA-109: Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Woodstock Senior Apartments (40-650)
2. 2024-06-IHDA-110: Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Central Park Apartments (40-078 and 30-270)
3. 2024-06-IHDA-111: Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Cicero Gardens (40-008-01, 40-008-02 and 60-10376-01)
4. 2024-06-IHDA-112: Resolution Authorizing a Change in Ownership and Assignment, Assumption and Amendment of the Extended Use Agreement for Clayton Court Apartments (923-96)

F. Strategic Response Unit Matters

1. 2024-06-IHDA-113: Resolution Authorizing a Second Amended and Restated Intergovernmental Agreement with the Illinois Department of Human Services (IDHS) in connection with the IDHS Asylum Seekers Emergency Rental Assistance Program

G. Homeownership Matters

1. 2024-06-IHDA-114: Resolution Authorizing the Authority to Execute an Agreement for Participation in USDA Single Family Housing Loan Programs

H. SPAR Matters

1. 2024-06-IHDA-115: Resolution Regarding Filing Amended National Affordable Housing Act (HOME) Program Administrative Rules for HOME-ARP Eligible Uses

I. Administrative Matters

1. 2024-06-IHDA-116: Resolution Regarding the Officers of the Authority

After the completion of the public recital of the Resolution titles, Chairman Harris asked the Members if anyone had any additional comments or wanted to remove any Resolutions from the consent agenda.

The Members had no additional comments or questions and none of the Members made a motion to remove any Resolution from the consent agenda. A motion to adopt the consent agenda Resolutions was made by Ms. Berg and seconded by Mr. Morsch. The seventeen (17) Resolutions noted above were adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

V. Chairman Harris indicated that the additional Resolutions noted below would now be discussed.

A. Multifamily Matters

1. 2024-06-IHDA-121: Resolution Authorizing a Grant for Technical Assistance Related to the Housing for Justice Involved Individuals Program

Ms. Sanchez stated that the Authority has been designated the program administrator of the Illinois Affordable Housing Bond Program (“Trust Fund Bond Program”).

She then stated IFF Real Estate Solutions (IFFRES) (“Grantee”) desires to receive a grant from the Trust Fund Bond Program (“Grant”) in an amount not to exceed \$184,500.00 for the provision of technical assistance to the grant recipients under the Housing for Justice Involved Individuals Program (“Technical Assistance”) and a portion of the proceeds of the Grant will be advanced upon execution of the grant agreement and all remaining proceeds of the Grant will be disbursed on a reimbursement basis. All disbursements will be based on established benchmarks evidencing continued progress and successful provision of the Technical Assistance or as determined by the Authority in its sole discretion, until the full amount of the Grant is disbursed, but in no event beyond 24 months from the closing date of the Grant as described in the project summary attached to the Resolution.

A motion to adopt the Resolution was made by Mr. Morsch and seconded by Ms. Berg. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

2. 2024-06-IHDA-117: Resolution Authorizing a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$3,690,000.00) for Phoenix Manor (PID-12068)

Ms. Cushing stated the Authority was allocated funds to establish the COVID-19 Affordable Housing Grant Program (“CAHGP”) to provide gap financing for eligible, qualified multi-family rental developments for low and moderate households within the State and that the Authority has allocated Federal Tax Credits to the Development; due to increased construction costs, supply and labor shortages related to the COVID-19 pandemic, the Phoenix Community Development Services (“CAHGP Sponsor”), has applied for a grant under the CAHGP in an amount not to exceed \$3,690,000 (the “Grant”), to address the financing gap in the acquisition, construction and permanent financing of a multi-family housing development known as Phoenix Manor (“Development”).

A motion to adopt the Resolution was made by Mr. Tornatore and seconded by Mr. Morsh. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

3. 2024-06-IHDA-118: Resolution Authorizing State Tax Credits (294,800) for HODC LCHA Preservation (PID-12331)

Ms. Jackson stated that the Authority has been authorized to allocate Affordable Housing Tax Credits (“State Tax Credits”) in Illinois.

She then stated that the Housing Opportunity Development Corporation (“Sponsor”) has also applied to the Authority for FY25 State Tax Credits in the amount of 294,800 (“FY25 State Tax Credit Reservation Amount”), in connection with the rehabilitation, construction and permanent financing of scattered site housing development known as HODC LCHA Preservation (“Development”).

A motion to adopt the Resolution was made by Ms. Berg and seconded by Mr. Morsch. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

4. 2024-06-IHDA-119: Resolution Authorizing State Tax Credits (3,190,000) for Steer Place Apartments (PID-12295)

Mr. Occhionero stated that the Oak Grove Development Corporation (“Sponsor”) has also applied to the Authority for FY25 State Tax Credits in the amount of 3,190,000 (“FY25 State Tax Credit Reservation Amount”), in connection with the acquisition, rehabilitation and permanent financing of a housing development consisting of one 108 units to be rehabilitated and to be known as Steer Place Apartments (“Development”).

A motion to adopt the Resolution was made by Mr. Hutchcraft and seconded by Ms. Berg. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

5. 2024-06-IHDA-120: Resolution Authorizing a HOME Loan (\$3,107,076) and Return and Reallocation of Low Income Housing Tax Credits (1,500,000) for Churchview Garden Homes (PID-12260)

Mr. Occhionero stated that the Authority has been designated the program administrator of the HOME Investment Partnerships Program (“HOME Program”) in Illinois and that the Authority is also designated as the low income housing tax credit agency for the State of Illinois (“Federal Tax Credit Agency”) to allocate federal low income housing tax credits (“Federal Tax Credits”).

He then stated that Churchview Garden Homes LLC (“Owner”) has requested the Authority make a permanent mortgage loan from the HOME Program, in an amount not to exceed \$3,107,076 (“HOME Loan”) and that the Owner was previously allocated 2023 Federal Tax Credits, although due to extenuating circumstances, the Owner is returning previously allocated 2023 Federal Tax Credits for an equal allocation of 2024 Federal Tax Credits, all, in connection with the acquisition, construction and permanent financing of a multifamily housing development located in Peoria, Illinois and commonly known as Churchview Garden Homes (“Development”).

A motion to adopt the Resolution was made by Mr. Morsch and seconded by Ms. Berg. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

B. Multifamily Finance Matters

1. Willa Rawls Manor

- a. 2024-06-IHDA-122a: Resolution Authorizing the making of a Risk Sharing Loan (Not to exceed 90% LTV, approx. \$19,840,000), a Conduit Loan (Not to exceed \$3,800,000), and a Junior Loan (together with the Risk Sharing Loan not to exceed 90% LTV, approx. \$3,500,000) for Willa Rawls Manor (PID-12349)
- b. 2024-06-IHDA-122b: Resolution Authorizing the Issuance of Not to Exceed \$26,500,000 Aggregate Principal Amount of Multifamily Revenue Bonds, 2024 Series D.

Mr. Ryan stated that Essence, LLC (“Sponsor”) has requested the Authority make a first position loan to the Owner from the Risk Sharing Program, in an amount not to exceed 90% loan to value, sized to maintain a debt service coverage ratio of 1.15:1.0 through year 20 of the loan (currently underwritten at \$19,840,000) (“Risk Sharing Loan”), in connection with the acquisition, construction, rehabilitation and permanent financing of a multifamily housing development known as Willa Rawls Manor (“Development”).

He then stated that the Authority acquires funds to make loans (individually, a “Conduit Loan”) for affordable housing developments through the issuance of notes (“Notes”) and bonds (“Bonds”); immediately upon the closing of a Conduit Loan, such Conduit Loan is assigned to a third party, to be determined on or before the closing date of such Conduit Loan and the Authority intends to obtain the funds to make a Conduit Loan described below through the issuance of its Bonds.

He then stated the Sponsor has requested the Authority make a Conduit Loan to the Owner, through the issuance of Bonds in the amount not to exceed \$3,800,000 and make a permanent loan to the Owner, in an amount not to exceed (when taken together with the Risk Sharing Loan) 90% loan to value (currently underwritten at \$3,500,000) (“Junior Loan”) in connection with the Development.

He further stated that Resolution 2024-06-IHDA-122b authorizes the issuance of not to exceed \$26,500,000 aggregate principal amount of Illinois Housing Development Authority Revenue Bonds, 2024 Series D (the “2024 Series D Bonds”) in one or more series (including subseries within a series) at the same time or at different times.

He then stated that Resolution 2024-06-IHDA-122b is a delegation resolution and that the 2024 Series D Bonds are to be issued on or before December 31, 2024, pursuant to a Revenue Bonds General Indenture (the “General Indenture”) entered into by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), and a Series Indenture to be entered into by and between the Authority and the Trustee (the “Series Indenture”).

He then added that the 2024 Series D Bonds are not general obligations of the Authority. Issuance of additional Bonds under the General Indenture subsequent to the 2024 Series D Bonds would require a future resolution of the Authority authorizing such additional Bonds, a similar cash flow projection with respect to the 2024 Series D Bonds and such additional Bonds, and confirmation that such issuance will not reduce the rating on the 2024 Series D Bonds.

A motion to adopt the Resolution was made by Mr. Morsch and seconded by Ms. Berg. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

C. Community Affairs Matters

1. 2024-06-IHDA-123: Resolution Authorizing a Grant (\$330,000.00) from the Trust Fund Program for the Chicago Rehab Network Technical Assistance Program

Ms. Koo stated that the Authority has been designated the program administrator of the Illinois Affordable Housing Program (“Trust Fund Program”).

She then stated that Chicago Rehab Network (“Sponsor”) desires to receive a grant from the Trust Fund Program (“Grant”) in an amount not to exceed \$330,000.00 for the provision of technical assistance and training workshops to the Sponsor’s nonprofit members and others interested in affordable housing development (“Project”) and that the proceeds of the Grant will be disbursed on a reimbursement basis based on the Sponsor achieving established benchmarks evidencing continued progress and successful completion of the Project, until the full amount of the Grant is disbursed, but in no event shall the Sponsor incur any Project costs beyond 24 months from the closing date of the Grant.

A motion to adopt the Resolution was made by Mr. Tornatore and seconded by Mr. Morsch. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

D. Finance Matters

1. 2024-06-IHDA-124: Resolution Authorizing the Operating and Capital Budget for Fiscal Year 2025

Mr. Runkle stated that Authority has reviewed its revenue and expenses for Fiscal Year 2024 and has made projections as to the revenues and expenses for Fiscal Year 2025 which are reflected in the proposed operating and capital budget for Fiscal Year 2025, a copy of which is attached to the Resolution as Exhibit A and made a part thereof (“FY2025 Budget”).

He then presented multiple slides explaining the various components of the operating budget. He then requested that Members vote to adopt the FY2025 Budget.

Chairman Harris stated that the Members had a full review and discussion of the FY2025 Budget during the Finance Committee meeting.

A motion to adopt the Resolution was made by Mr. Tornatore and seconded by Ms. Berg. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

E. Asset Management Matters

1. 2024-06-IHDA-125: Resolution Authorizing the Sale of Roseville Apartments, a Trust Fund Loan Partial Payoff & Partial Write-Off, and the Release of a Trust Fund Loan Mortgage & Regulatory Agreement for Roseville Apartments (PID-1269)

Ms. Jurmu stated that on April 19, 2002, the Authority made a first mortgage loan under the Trust Fund Program in the original amount of \$463,520.00 (“TF Loan”) to Royal Precision Builders, Inc, (“Previous Owner”), for the acquisition, construction and permanent financing of a rental apartment building known as Roseville Apartments (“Development”).

She then stated that the TF Loan was evidenced and secured by the following, all dated as of April 19, 2002: (i) Mortgage Note in the amount of \$463,520.00 (the “Note”); (ii) Mortgage, Security Agreement and Assignment of Rents and Leases (the “Mortgage”); and (iii) Regulatory and Land Use Restriction Agreement (the “Regulatory Agreement” together with the Note and the Mortgage, collectively, the “TF Loan Documents”).

She further stated that on or about February 1, 2020, the Previous Owner submitted a request to the Authority seeking assistance with operations, including a request to help identify a potential purchaser for the Development and on or about February 1, 2021, the Previous Owner provided an unsolicited quitclaim deed (the “Deed”) to the Authority and the Authority recorded the Deed on October 21, 2021. The Authority ratified the recordation of the Deed and approved ongoing protective advances, as needed, to ensure the continuity of operations for the benefit of the tenants in the Development (“Protective Advances”) and is presently holding the asset as a “real estate owned” (“REO”) property with the intent to sell it as soon as possible.

She added that the current property manager, Sean Staffeldt (“Buyer”) has made an offer to purchase the Development (“Property Sale”) and the Authority obtained an appraisal which supports the purchase price given the immediate and short-term repair costs that were identified in the property needs assessment and the Buyer has proposed that the Authority (a) accept a partial payment of the TF Loan in the approximate amount of \$95,674.00 (“TF Loan Partial Payoff”); (b) accept full payment of the amount outstanding for the Protective Advances; (c) write-off the remaining balance of the TF Loan and any accrued interest (“TF Loan Partial Write-Off”); and (d) cancel the Mortgage Note and release the Mortgage and Regulatory Agreement (“Release”) associated with the TF Loan, all substantially in accordance with the terms set forth in the summary (“Summary”) attached to the Resolution.

Ms. Jurmu then suggested the members move to an Executive Closed Session if they had any concerns or questions. There were no concerns from the Members and a motion to adopt the Resolution was made by Ms. Berg and seconded by Mr. Morsch. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore.

VI. New Business

Chairman Harris then asked if there was any new business. No new business was raised.

VIII. Written Reports

Chairman Harris referred the Members to the written reports in the Board book: Authority Financial Statements, Accounting Payments Report, Investment Holdings, Communications Report, External Relations Report, COVID-19 Housing Assistance Programs Report and Quarterly Diversity, Equity and Inclusion Report.

IX. Adjournment

A motion to adjourn was made by Mr. Tornatore and seconded by Ms. Berg. The motion was unanimously approved by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore and the meeting adjourned at 11:39 a.m.