



April 2025 Board Meeting Agenda

Friday, April 18, 2025 11:00AM -12:00PM

I. Opening

- A. Call to Order
- B. Roll Call
- C. Employee Acknowledgements
- D. Public Comment Period

II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Finance Committee Meeting (9:00 a.m., April 18, 2025) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Finance Committee Meeting Minutes from February 21, 2025 (as reviewed by the Finance Committee on April 18, 2025) S. Tornatore
 - 1. Finance Committee Minutes

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 21, 2025 C. McClernon
 - a. 2025-04-IHDA-021

B. Procurement Matters

- 1. Resolution Authorizing Agreement with Dell Marketing LP for Microsoft Services In an Amount Not to Exceed \$1,261,550.53 K. Evans

a. 2025-04-IHDA-022

2. Resolution Ratifying Agreement with SHI International Corp. For SecureWorks Managed Security Operations Center In an Amount Not to Exceed \$141,332.80

K. Evans

a. 2025-04-IHDA-023

3. Resolution Authorizing Agreement with Legislative Firm (Not to exceed \$240,000.00)

B. Kiley

a. 2025-04-IHDA-024

4. Resolution Authorizing the Exercise of Second Renewal Term of Agreement for a Loan Origination System in an Amount Not to Exceed \$4,864,000.00

A.
Lockwood

a. 2025-04-IHDA-025

C. Multifamily Matters

1. Resolution Authorizing an Extension of the Commitment Expiration Date for South Boulevard Shores (PID - 12281) Evanston, Illinois

H. Nieberg

a. 2025-04-IHDA-026

2. Resolution Authorizing an Increase to the HOME Loan (Increased Total Not to Exceed \$10,252,671) and a TCAP Loan (Not to Exceed \$3,680,123) for Casa Yucatan (4%) (PID – 11954)

C.
Montoya

a. 2025-04-IHDA-027

D. Finance Matters

1. Quarterly Resolution Ratifying 'Permitted Financial Activities' under the Authority's Finance Management Policy

W.
Sanders

a. 2025-04-IHDA-028

2. Resolution of Intent Concerning the Issuance of Revenue Obligations under Single Family and Multifamily Bond Programs (Non-Home Rule Pool) In an Aggregate Principal Amount Not to Exceed \$250,000,000.00

S.
Jacobson

a. 2025-04-IHDA-029

3. Resolution of Intent Concerning the Issuance of Revenue Obligations under Single Family and Multifamily Bond Programs (Home Rule Pool) In an Aggregate Principal Amount Not to Exceed \$1,000,000,000.00

S.
Jacobson

a. 2025-04-IHDA-030

4. Supplemental Resolution Authorizing the Amendment to the Funding Loan Agreement Authorizing the Issuance of Multifamily Housing Revenue Note, Series 2023A (South Park Plaza)

D. Lindsey

a. 2025-04-IHDA-031

E. Asset Management Finance Matters

1. Resolution Approving an Extension of Maturity Date on Three Loans for Palmer Place Apartments (12-2419, 30-280 and 30-2419)

K. Padgitt

a. 2025-04-IHDA-032

2. Resolution Authorizing Matters Related to the Housing Bonds Master Trust Indenture and Palmer Place Apartments (12-2419, 30-280 and 30-2419)

M.
Babcock

a. 2025-04-IHDA-033

F. Asset Management Matters

1. Resolution Authorizing a Change of General Partner, Limited Partner and Waiver of Qualified Contract For Greenwood Senior Apartments (PID – 1266)

H. Le

a. 2025-04-IHDA-034

2. Resolution Authorizing a Change of General Partner, Limited Partner and Waiver of Qualified Contract For Humboldt School Housing Development (PID – 30-1169)

H. Le

a. 2025-04-IHDA-035

3. Resolution Authorizing a Change of General Partner, Limited Partner and Waiver of Qualified Contract For Madison Senior Apartments (PID – 30-2056)

H. Le

a. 2025-04-IHDA-036

4. Resolution Authorizing a Change of General Partner, Limited Partner and Waiver of Qualified Contract For Washington Avenue Apartments (PID – 30-1622)

H. Le

a. 2025-04-IHDA-037

5. Resolution Authorizing Payoff of Tax Exempt Bond Debt, Change in Ownership, Property Management Change, and Assignment, Assumption and Subordination of Regulatory Agreement for Amanda Brooke Apartments Place

K. Padgitt

(PID - 12-2754)

a. 2025-04-IHDA-038

6. Resolution Authorizing a Change of General Partner and Amendment to the Extended Use Agreement for Arbor Place of Lisle (PID-10963)

K. Padgitt

a. 2025-04-IHDA-039

7. Resolution Authorizing Prepayment of Trust Fund Loan, Amendment of the Extended Use Agreement, Transfer of General Partner Membership Interest, and Change of Limited Partner for Hickory Meadows Subdivision (PID - 2167)

K. Padgitt

a. 2025-04-IHDA-040

8. Resolution Authorizing Release of the Extended Use Agreement for Canterbury Woods (PID – 30-1519)

K. Padgitt

a. 2025-04-IHDA-041

G. General Administrative Matters

1. Resolution Regarding Closed Session Minutes

C.
McClernon

a. 2025-04-IHDA-042

2. Resolution Amending & Restating Purchasing Delegations and Signature Authority

C.
McClernon

a. 2025-04-IHDA-043

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing State Tax Credits (138,243) for Providing Stable Foundations 2025 (PID-12629)

C. Brown

a. 2025-04-IHDA-044

B. Finance Matters

1. MFRB 2025 (Series A and B)

M.
Babcock

a. A Resolution Authorizing the Issuance of Not to Exceed \$9,320,000 Aggregate Principal Amount Multifamily Revenue Bonds, 2025 Series A

a. 2025-04-IHDA-045a (Resolution Only)

b. 2025-04-IHDA-045a(Exhibits Only)

b. A Resolution Authorizing the Issuance of
Not to Exceed \$13,250,000 Aggregate
Principal Amount Multifamily Revenue
Bonds, 2025 Series B

a. 2025-04-IHDA-045b (Resolution Only)

b. 2025-04-IHDA-045b(Exhibits Only)

C. Asset Management Matters

1. Resolution Authorizing a Change in
Ownership, HOME Loan Modification,
Resubordination and Assignment and
Assumption of HOME Loan and Section 1602
Regulatory Agreement, and Assignment and
Assumption of Extended Use Agreement For
McKenzie Falls

D. DeCuir

a. 2025-04-IHDA-046

VI. PRESENTATION

A. Impact of Federal Funding Changes

K. Faust

VII. EXECUTIVE CLOSED SESSION

A. (Pursuant to Sections 2(c)(1) of the Open
Meetings Act)

K. Harris

VIII. NEW BUSINESS

IX. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements

S. Runkle

B. Accounting Payments Reports

S. Runkle

C. Investment Holdings

S. Martin

D. Communications Report

J. Frevert

E. External Relations Report

B. Kiley

F. Court-Based Rental Assistance Program

P. Sellke

G. Operational Excellence Report

X. ADJOURNMENT