



## September 2025 Board Meeting

Friday, September 19, 2025 11:00AM -12:00PM

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### I. Opening

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

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### II. Materials - Committee Meetings (Informational Purposes Only)

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| A. IHDA Audit Committee Meeting (9:00a.m., September 19, 2025)     | C. Lopez  |
| 1. Audit Committee Materials                                       |           |
| B. IHDA Finance Committee Meeting (10:00 a.m., September 19, 2025) | S. Runkle |
| 1. Finance Committee Materials                                     |           |

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### III. Minutes - Committee Meetings

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| A. Motion to approve the IHDA Audit Committee Meeting Minutes from June 20, 2025 (as reviewed by the Audit Committee on September 19, 2025)     | T. Morsch    |
| 1. Audit Committee Minutes  |              |
| B. Motion to approve the IHDA Finance Committee Meeting Minutes from July 25, 2025 (as reviewed by the Finance Committee on September 19, 2025) | S. Tornatore |
| 1. Finance Committee Minutes  |              |

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### IV. CONSENT AGENDA

- A. Minutes
  - 1. Resolution Approving the Minutes of the C.

Regular Meeting of the Members of the Illinois  
Housing Development Authority Held on July 25,  
2025

McClernon

a. 2025-09-IHDA-119

B. Procurement Matters

1. Resolution Authorizing Agreements with SS&C  
Technologies, Inc. for Licenses and Services for  
CAMRA In an Amount Not to Exceed  
\$263,048.56

K. Evans

a. 2025-09-IHDA-120

2. Resolution Authorizing Agreement with  
Mythics, LLC for Oracle Enterprise Performance  
Management Cloud Services In an Amount Not to  
Exceed \$144,612.00

K. Evans

a. 2025-09-IHDA-121

3. Resolution Authorizing Agreement for  
Executive Search Firm Services In an Amount  
Not to Exceed \$124,400.00

P. Murry

a. 2025-09-IHDA-122

C. Asset Management Matters

1. Resolution Authorizing Release of the  
Extended Use Agreement for Turnberry Court  
Apartments (1486)

K. Padgitt

a. 2025-09-IHDA-123

2. Resolution Authorizing Release of the  
Extended Use Agreement for Turnberry Court  
Apartments II (2245)

K. Padgitt

a. 2025-09-IHDA-124

3. Resolution Authorizing a Transfer of Member  
Interest and a Change in Property Management  
for Reclaiming Southwest Chicago (11163)

K. Padgitt

a. 2025-09-IHDA-125

4. Resolution Authorizing a Transfer of Member  
Interest and a Change in Property Management  
for Reclaiming Southwest Chicago II (11665)

K. Padgitt

a. 2025-09-IHDA-126

5. Resolution Authorizing Loan Payoff and  
Release of Regulatory Agreement for Tri-County  
Single Family Rental (40-196)

H. Le

a. 2025-09-IHDA-127

6. Resolution Approving an Extension of Maturity

P. Walker

Date and Modification of Loan Documents for  
Benton Place Senior Apartments (40-209)

a. 2025-IHDA-09-128

7. Resolution Approving an Extension of Maturity  
Date and Modification of Loan Documents for  
Shelbyville Apartments (40-146)

P. Walker

a. 2025-09-IHDA-129

D. Finance Matter

1. Resolution Ratifying Establishment of Loan  
Loss Reserve

M.  
Jalaluddin

a. 2025-09-IHDA-130

E. Multifamily Matters

1. Resolution Authorizing Section 811 Rental  
Assistance and a Return and Reallocation of Low  
Income Housing Tax Credits for Tower Court  
Residences (PID-12269)

V.  
Jackson

a. 2025-09-IHDA-131

2. Resolution Authorizing a New Site for Housing  
for Justice Involved Individuals Prentice Place  
Improvement Project (PID-52537)

L.  
Occhioner  
o

a. 2025-09-IHDA-132

3. Resolution Authorizing a New Site for Housing  
for Justice Involved Individuals YWCA Justice  
Project - #2 (PID-52291)

H. Spray

a. 2025-09-IHDA-133

4. Resolution Authorizing Extension of Grant for  
Technical Assistance Related to the Housing for  
Justice Involved Individuals Program

H. Spray

a. 2025-09-IHDA-134

5. Resolution Authorizing an Extension of the  
Commitment Expiration Date for Various Housing  
for Justice Involved Individuals Program Grants

H. Spray

a. 2025-09-IHDA-135

6. Resolution Authorizing Return and  
Reallocation of Low Income Housing Tax Credits  
for Five Developments

H. Spray

a. 2025-09-IHDA-136

7. Resolution Authorizing an Increase in the Trust  
Fund Loan (\$436,726) for Hill Street  
Neighborhood (PID-12452)

H. Kessel

a. 2025-09-IHDA-137

8. Resolution Authorizing Return and Reallocation of Federal Tax Credits (1,259,606) and Extension of Commitment Expiration Date for Downtown Villas (PID-12280)

H. Kessel

a. 2025-09-IHDA-138

#### F. General Administrative Matter

1. Resolution Regarding Filing Amended Administrative Rules for Part 300 Homeownership Mortgage Loan Program

T. Pavlik

a. 2025-09-IHDA-139

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### V. MAIN AGENDA

#### A. Finance Matter

1. Resolution Authorizing Entering into an Intergovernmental Agreement with Kane County for Affordable Rental Housing Development

T. Grimm

a. 2025-09-IHDA-140

#### B. Multifamily Matters

1. Resolution Authorizing an ERA 2 Grant (up to \$500,000.00) For Las Rosas (PID-12455)

H. Spray

a. 2025-09-IHDA-141

2. Resolution Authorizing Illinois Affordable Housing Tax Credits (1,780,000) For PIHCO 21st PL Properties (PID-12665)

H. Kessel

a. 2025-09-IHDA-142

#### C. Multifamily Finance Matter

1. Bloomingdale Horizon Senior Living Community

C. Dennis

a. Resolution Authorizing Conduit Loan (\$9,350,000), FFB Loan (\$4,295,000); AHS Loan (\$998,000); Swap Agreement; Trust Fund Loan (\$2,044,623); and a HOME Loan Modification for Bloomingdale Horizon Senior Living Community (PID-12350)

a. 2025-09-IHDA-143a

b. Resolution Authorizing the Issuance of Not to Exceed \$9,350,000 Aggregate Principal Amount of Multifamily Housing Revenue Bonds, Series 2025 (Bloomingdale Horizon)

a. 2025-09-IHDA-143b (Resolution Only)

b. 2025-09-IHDA-143b (Exhibits Only)

**D. Asset Management Matter**

1. Resolution Establishing the IHDA Preservation Limited Rehabilitation Program 2.0 (Not to Exceed \$30,000,000)

M. Weaver

a. 2025-09-IHDA-144

**E. Community Affairs Matters**

1. Resolution Authorizing Trust Fund Grants (Not to Exceed \$935,000.00) For the Land Bank Technical Assistance Network Program, Round 3

L.  
Golfinopoulos

a. 2025-09-IHDA-145

2. Resolution Authorizing a Community Impact Fund Round 5 from the Trust Fund Program with Habitat for Humanity of Illinois

C.  
Williams

a. 2025-09-IHDA-146

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**VI. PRESENTATION**

**A. Strategic Planning and Reporting**

1. SHAB Board Presentation

E. Mueller  
Schwartz

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**VII. NEW BUSINESS**

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

A. Authority Financial Statements

M.  
Jalaluddin

B. Accounting Payments Reports

M.  
Jalaluddin

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. Quarterly DEI Board Report

T. Davis

H. IHDA Organizational Goals for Fiscal Year 2026

K. Faust

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**IX. ADJOURNMENT**