



December 2025 Board Meeting

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

I. Opening

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

II. Materials - Committee Meetings (Informational Purposes Only)

A. IHDA Finance Committee Meeting (10:00 a.m., December 19, 2025)	S. Runkle
1. Finance Committee Materials	

III. Minutes - Committee Meetings

A. Motion to approve the IHDA Finance Committee Meeting Minutes from November 21, 2025 (as reviewed by the Finance Committee on December 19, 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 on November 21, 2025	C. McClernon
a. 2025-12-IHDA-180	

B. Procurement Matters

1. Resolution Authorizing an Amendment to the Agreement with Avison Young for Real Estate Consulting Services in an Amount Not to Exceed \$120,000.00	S. Runkle
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- a. 2025-12-IHDA-181
- 2. Resolution Authorizing an Agreement with CDW-G LLC for Microsoft Azure Credits In an Amount Not to Exceed \$2,609,992.00 S. Runkle
- a. 2025-12-IHDA-182
- C. Multifamily Matters
 - 1. Resolution Authorizing a Return and Reallocation of Low Income Housing Tax Credits for Mt Pisgah Apts (PID-12094) H. Spray
 - a. 2025-12-IHDA-183
 - 2. Resolution Authorizing a Return and Reallocation of Low Income Housing Tax Credits (1,922,269) for Liberty Point Residences (PID-12528) C. Dennis
 - a. 2025-12-IHDA-184
- D. Asset Management Matters
 - 1. Resolution Authorizing a Loan Write-Off, Release of Regulatory Agreements, Change of Ownership and Assignment and Assumption of Section 811 Agreement for The Studios (30-525-01 and 30-11029-01) H. Le
 - a. 2025-12-IHDA-185
 - 2. Resolution Authorizing a Transfer of Ownership Interest, Change in Property Manager and Waiver of Qualified Contract For Crystal View Townhomes (2884) H. Le
 - a. 2025-12-IHDA-186
 - 3. Resolution Authorizing an Extension of Forbearance Termination Date, Forbearance of Reserve Obligations and an Amendment to the Extended Use Agreement for Hollow Tree Apartments (40-153-01) L. Thompson
 - a. 2025-12-IHDA-187
 - 4. Resolution Authorizing an Extension of Forbearance Termination Date, Forbearance of Reserve Obligations and Amendment to the Extended Use Agreement for Hollow Tree II (40-484-01) L. Thompson
 - a. 2025-12-IHDA-188
 - 5. Resolution Authorizing Change in Ownership, Loan Payoff, Assignment and Assumption of Regulatory Agreement and Change in Property Management for Keeler Roosevelt Apartments K. Padgett

(30-2694)

a. 2025-12-IHDA-189

E. Finance Matters

1. Resolution Amending Financial Management Policy	S. Jacobson
a. 2025-12-IHDA-190	
2. Resolution Amending the Mandatory Tender Date of the Authority's Multifamily Housing Revenue Bonds, Series 2023 (Island Terrace)	M. Babcock
a. 2025-12-IHDA-191	

F. General Administrative Matters

1. Resolution Regarding Filing Amended Administrative Rules for Part 1975 Public Information, Rulemaking and Organization	C. McClernon
a. 2025-12-IHDA-192	
2. Resolution Regarding Filing Amended Administrative Rules for Part 700 Americans with Disabilities Act Grievance Procedure	P. Murry
a. 2025-12-IHDA-193	
3. Resolution Regarding Filing Amended Administrative Rules for Part 355 Affordable Housing Tax Credit Program	C. Moran
a. 2025-12-IHDA-194	

V. MAIN AGENDA

A. Multifamily Matter

1. Resolution Authorizing State Tax Credits (231,549) for Building Bloomington FY26 (PID-12662) M. Audisho

a. 2025-12-IHDA-195

B. Multifamily Finance Matter

1. Ellis Lakeview Apartments T. Krouse

- a. Resolution Authorizing a Conduit Loan (not to exceed \$27,000,000.00) for Ellis Lakeview Apartments (PID-12659)
 - a. 2025-12-IHDA-196a
- b. Resolution Authorizing the Issuance of Multifamily Housing Revenue Note, Series 2026 (Ellis Lakeview)

a. 2025-12-IHDA-196b (Resolution Only)

b. 2025-12-IHDA-196b(Exhibits Only)

C. Finance Matter

1. Resolution Authorizing the Issuance of Not to Exceed \$350,000,000 Revenue Bonds 2026 Series A, Series B, 2026 Series C and 2026 Series D

D. Lindsey

a. 2025-12-IHDA-197 (Resolution Only)

b. 2025-12-IHDA-197(Exhibits Only)

VI. PRESENTATION

A. 2025 Year in Review

K. Faust

VII. NEW BUSINESS

VIII. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements S. Runkle

B. Accounting Payments Report 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. Quarterly DEI Board Report T. Davis

IX. ADJOURNMENT