

Illinois Housing Development Authority
Asset Management Committee Meeting
Minutes – February 20, 2026

In attendance:

King Harris, Luz Ramirez, Daniel Hayes, Brice Hutchcraft, Sam Tornatore, Erika Poethig, Sonia Berg, Tom Morsch (Board Members), Kristin Faust, Karen Davis, Christina McClernon (Legal), Seth Runkle (Finance), Myriam Weaver, Dunni Cossi-Gay, Nicole Merced, Kristine Jurmu, Nelson Jimenez, Danielle DeCuir, Kevin Padgitt, Pierre Walker, Huyen Lee, Lisa Thompson, (Asset Management), Kyle Nestlehut, Tara Pavlik (Homeownership), Andzelika Adelman, Benjamin Medina (IT)

1. Meeting was Call to Order by Luz Ramirez at 9:00am

2. Nicole Merced conducted Roll Call

1. Review of the Minutes from the November 21, 2025, Asset Management Committee Meeting

2. Homeownership Overview as of December 31, 2025

3. Asset Management Overview as of December 31, 2025

a. Lake Shore Plaza Presentation

- **Summary Update**

b. Board Agenda Items:

- **Victory Senior Centre** – Change in General Partner Interest
- **Victory Senior Centre II** – Change in General Partner and Limited Partner Interest
- **Preservation Partners**
 - **Academy Square** – Change in General Partner, Change in Property Manager, and Waiver of Qualified Contract
 - **Rand Grove Village** – Change in General Partner, Change in Property Manager, and Waiver of Qualified Contract
 - **Bryn Mawr** – Change in General Partner, Change in Property Manager, and Waiver of Qualified Contract

c. Multifamily Report Outs:

- **Phoenix Towers** - IDOT Eminent Domain partial release
- **Chatham Crossing** - Change in Ownership, Change in Property Manager, Assignment and Assumption of the Extended Use Agreement, Waiver of Qualified Contract
- **County Estates I - 930 N. 5th Street** - Single Family Home Sale, Partial Release of Regulatory Agreement and EUA, Partial Mortgage Release and Loan Paydown
- **Fox Pointe Apartments** - Change in Ownership, Change in Property Manager, and Assignment & Assumption of the Extended Use Agreement
- **Carriage Creek Apartments** - Change in Ownership, Change in Property Manager, Assignment and Assumption of the Extended Use Agreement and Waiver of

Qualified Contract

- **Nehemiah Homes - 2009 E Kansas** - Single Family Home Sale, Partial Mortgage Release and Loan Paydown, Partial Release of Regulatory Agreement and EUA Agreement
- **Wilmington Senior Apartments** - Amendment of the Extended Use Agreement, Amendment of HOME Regulatory Agreement, Waiver of the Qualified Contract
- **Madison Avenue Apartments** - Change in Limited Partner, Member of the General Partner, and Property Management
- **Hampton Place Extension - 1113 Harrison** - Single Family Home Sale, Partial Release of Regulatory Agreement and EUA, Partial Mortgage Release and Loan Paydown
- **Hampton Place Extension: 818 Silver** - Single Family Home Sale, Partial Release of Regulatory Agreement and EUA, Partial Mortgage Release and Loan Paydown
- **Danbury Court Apartments Phase 1&2** - Change in Owner, Property Manager, Release of Regulatory Agreement, Assignment & Assumption of EUA, Waiver of Qualified Contract
- **Eden's Garden** - Change in Ownership, Release of the Regulatory Agreement and Assignment & Assumption of EUA
- **Pekin Supportive Living** - Subordination of Extended Use Agreement
- **Las Moradas Apartments** - Transfer of HUD Use Agreement

d. **Multifamily Mortgage Portfolio Overview**

e. **Loan Monitoring Portfolio Overview**

4. **Adjournment**