Illinois Housing Development Authority
Asset Management Committee Meeting
Minutes – July 24, 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, Shyrlden Carmichael, Christina McClernon (Legal), Seth Runkle (Finance), Faisal Huda (IT), 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 Adelmann, Benjamin Medina (IT)

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

2. **Nicole Merced conducted Roll Call**

3. **Review of the Minutes from the May 15, 2026, Asset Management Committee Meeting**

4. **Homeownership Overview as of June 30, 2026**

5. **Asset Management Overview as of June 30, 2026**

    a. **Lake Shore Plaza Presentation**

        - **Summary Update**

    b. **Board Agenda Items**

        - **Sparta Rental Rehab -** Short Sale, Partial Payoff/Write-off of Loan and Release of Loan Documents
        - **Vannette Lemon Apartments -** Sale, Loan Payoff and Release of Loan Documents
        - **Palmer Place Apartments -** Change in Ownership Interests and Property Manager, Modification, Re-subordination and Extension of Loans and Regulatory Agreements
        - **Pacesetter Redevelopment Phase I -** Sale of 1st Mortgage Participation Certificate and Assumption of Mortgage Participation Servicing Agreement

    c. **Multifamily Report Outs:**

        - **Green View Estates -** Dedication and Release of Roadways
        - **Parkview Apartments Vacant Parcel -** Change in Owner and Assignment, Assumption and Amendment of the EUA to waive the Qualified Contract
        - **Thornwood Apartments -** Change in Owner, Assignment & Assumption of EUA and Amendment of EUA to waive the Qualified Contract
        - **Village Green Apartments – Mt. Morris** - Amendment of the Extended Use Agreement
        - **Village Green Apartments - Scattered Sites -** Change in Owner and Property Management, Assignment & Assumption of EUA
        - **Library Lane Senior Residence -** Change in Ownership, Property Management, and Assignment & Assumption Regulatory Agreements and EUA, and Re-subordination of Regulatory Agreements
        - **Lakewood Tower Apartments -** Change in Owner and Property Management, Assignment and Assumption of EUA, EUA Amendment, and Waive the Qualified Contract

d. **Multifamily Mortgage Portfolio Overview**

e. **Loan Monitoring Portfolio Overview**

6. **Executive Closed Session**

7. **Adjournment**