



February 2025 Board Meeting Agenda

Friday, February 21, 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 Asset Management Committee Meeting (9:00a.m., February 21, 2025) M. Weaver
 - 1. AM Committee Materials
- B. IHDA Finance Committee Meeting (10:00 a.m., February 21, 2025) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Asset Management Meeting Minutes from November 22, 2024 (as reviewed by the Asset Management Committee on February 21, 2025) L. Ramirez
 - 1. AM Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from January 17, 2025 (as reviewed by the Finance Committee on February 21, 2025) S. Tornatore
 - 1. Finance Committee Minutes

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 January
17, 2025

McClernon

a. 2025-02-IHDA-009

B. Procurement Matters

1. Resolution Ratifying Third Contract
Amendment to Contract for On-Demand Property
Management Services In an Amount Not to
Exceed \$154,853.00

M. Weaver

a. 2025-02-IHDA-010

C. Multifamily Matters

1. Resolution Authorizing an Extension of the
Commitment Expiration Date for Oak and
Larrabee Phase I (PID – 11667)

C. Dennis

a. 2025-02-IHDA-011

D. Asset Management Matters

1. Resolution Authorizing a Conditional Write-Off,
Release of Mortgage and Regulatory Agreement,
and Release of an EUA for Leland Apartments
(PID –30-1539-01)

D. DeCuir

a. 2025-02-IHDA-012

2. Resolution Authorizing the Change in
Ownership, Property Management Change and
Assignment and Assumption of Regulatory
Agreement for 1801 N. Lotus (75-75005-15)

L.
Thompson

a. 2025-02-IHDA-013

3. Resolution Authorizing the Change in
Ownership, Property Management Change and
Assignment and Assumption of Regulatory
Agreement for 5230 W. Deming (75-75005-13)

L.
Thompson

a. 2025-02-IHDA-014

E. Finance Matters

1. Resolution Ratifying Establishment of Loan
Loss Reserve

M.
Jalaluddin

a. 2025-02-IHDA-015

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing State Tax Credits
(539,076) for Building Communities 2024 (PID-
12490)

H.
Cushing

a. 2025-02-IHDA-016

B. Multifamily Finance Matters

1. Hope Manor Village Joliet

A. Pawlus

a. Resolution Authorizing a Conduit Loan (not to exceed \$14,300,000.00) For Hope Manor Village Joliet (PID-12459)

a. 2025-02-IHDA-017a

b. Resolution Authorizing The Issuance of Not to Exceed \$14,300,000 Aggregate Principal Amount Multifamily Housing Revenue Bonds, Series 2025 (Hope Manor Village Joliet)

a. 2025-02-IHDA-017b (Resolution Only)

b. 2025-02-IHDA-017b(Exhibits Only)

2. Corcoran Place Apartments

C.
Montoya

a. Resolution Authorizing a Conduit Loan (\$25,200,000); FFB Loan (\$6,281,047); AHS Loan (\$1,609,000); Swap Agreement; HOME Loan (\$1,500,000); State Tax Credits (725,752) (PID – 11727)

a. 2025-02-IHDA-018a

b. Resolution Authorizing The Issuance of Not to Exceed \$25,200,000 Aggregate Principal Amount Multifamily Housing Revenue Bonds, Series 2025 (Corcoran Place)

a. 2025-02-IHDA-018b (Resolution Only)

b. 2025-02-IHDA-018b(Exhibits Only)

C. Finance Matters

1. Resolution Authorizing The Issuance of Not to Exceed \$350,000,000 Revenue Bonds 2025 Series A, 2025 Series B, 2025 Series C, and 2025 Series D

S.
Jacobson

a. 2025-02-IHDA-019 (Resolution Only)

b. 2025-02-IHDA-019(Exhibits Only)

D. Community Affairs Matters

1. Resolution Authorizing the Authority to Enter into an Agreement with Federal Home Loan Bank of Chicago

R. Garcia

a. 2025-02-IHDA-020

VI. NEW BUSINESS

VII. BRIEF RECESS

VIII. PRESENTATIONS

A. Multifamily Financing Department	C. Moran
B. Community Affairs Department	N. Pecori Fioretti
C. Strategic Response Unit	P. Sellke

IX. 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

X. ADJOURNMENT