

MEETING DETAILS



REGULAR MEETING OF THE MEMBERS TUESDAY, JULY 9, 2024 9:30 A.M.

MICHAEL A. BILANDIC BUILDING
160 NORTH LASALLE STREET
SUITE S-1000
CHICAGO, ILLINOIS 60601

LELAND BUILDING
527 EAST CAPITOL AVENUE
FIRST FLOOR, HEARING ROOM A
SPRINGFIELD, ILLINOIS 62701

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ILLINOIS FINANCE AUTHORITY

REGULAR MEETING OF THE MEMBERS

TUESDAY, JULY 9, 2024

9:30 A.M.

- I. Call to Order and Roll Call
- II. Approval of Agenda
- III. Public Comments
- IV. Chair's Remarks
- V. Message from the Executive Director
- VI. Committee Reports
- VII. Presentation and Consideration of New Business Items
- VIII. Presentation and Consideration of Financial Reports and Report on the Climate Bank Plan
- IX. Monthly Procurement Report
- X. Correction and Approval of Minutes
- XI. Other Business
- XII. Closed Session
- XIII. Adjournment

I. CALL TO ORDER AND ROLL CALL

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II. APPROVAL OF AGENDA

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Wednesday, July 3, 2024

PUBLIC NOTICE OF REGULAR MEETING OF THE MEMBERS OF THE ILLINOIS FINANCE AUTHORITY

The Illinois Finance Authority (the “Authority”) will hold its regularly scheduled meeting of the Members of the Authority at two locations simultaneously on **Tuesday, July 9, 2024, at 9:30 a.m.:**

- Michael A. Bilandic Building, 160 North LaSalle St., Suite S-1000, Chicago, Illinois 60601
- Leland Building, 527 East Capitol Ave., Hearing Room A, First Floor, Springfield, Illinois 62701

Members of the public are encouraged to attend the regularly scheduled meeting in person or via audio or video conference:

- The Audio Conference Number is (650) 479-3208 and the Meeting ID or Access Code is 2632 125 2098 followed by pound (#). Upon being prompted for a password, please enter 43248378 followed by pound (#).
- To join the Video Conference, use this link:

<https://illinoisfinanceauthority-512.my.webex.com/illinoisfinanceauthority-512.my/j.php?MTID=m6e1693bc2d2ff21ce9958a105a2f47b0> and enter IFAGuest as the password.

Guests wishing to comment orally are invited to do so pursuant to the “Guidelines for Public Comment” prescribed by the Authority and posted at <https://www.il-fa.com>. Guests participating via Audio Conference or Video Conference that cannot see or hear the proceedings clearly can call (312) 651-1300 or write info@il-fa.com for assistance. Please contact an Assistant Secretary of the Board at (312) 651-1300 for more information.

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AGENDA:

- I. Call to Order and Roll Call
- II. Approval of Agenda
- III. Public Comments
- IV. Chair’s Remarks
- V. Message from the Executive Director
- VI. Committee Reports
- VII. Presentation and Consideration of New Business Items (including Appendix A attached hereto)
- VIII. Presentation and Consideration of Financial Reports and Report on the Climate Bank Plan
- IX. Monthly Procurement Report
- X. Correction and Approval of Minutes
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- XIII. Adjournment

All meetings will be accessible to handicapped individuals in compliance with Executive Order #5 (1979) as well as pertinent State and Federal laws upon notification of anticipated attendance. Handicapped persons planning to attend any meeting and needing special accommodations should contact the Illinois Finance Authority by calling (312) 651-1300, TTY (800) 526-0844.

NEW BUSINESS

CONDUIT DEBT - BOND ISSUE RESOLUTIONS				
Tab	Applicant	Location(s)	Amount	Staff
<i>Revenue Bonds - Final Bond Resolutions</i>				
1	Northwestern University Settlement Association	Cook County	\$8,550,000	BF
TOTAL CONDUIT DEBT			\$8,550,000	

ADDITIONAL RESOLUTIONS		
Tab	Action	Staff
<i>Executive</i>		
2	Resolution for the Election of a Vice Chair of the Illinois Finance Authority	CM

III. PUBLIC COMMENTS

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IV. CHAIR'S REMARKS

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V. MESSAGE FROM THE EXECUTIVE DIRECTOR

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To: Members of the Illinois Finance Authority
From: Chris Meister, Executive Director
Date: July 9, 2024
Subject: Executive Director Message

This Month's Agenda

Welcome to the first regular meeting of the Illinois Finance Authority/Climate Bank (the “IFA/CB”) for Fiscal Year 2025.

New business items for consideration and approval this month include the election of a Vice Chair for Fiscal Year 2025 per the IFA/CB by-laws and a bond issue on behalf of Northwestern University Settlement Association to refinance existing taxable indebtedness incurred in 2014 in connection with the expansion of Rowe Elementary School to include the Middle School building on August Boulevard, serving grades 6 through 8. Rowe Elementary School operates as a charter school and serves students across grades K through 8 principally from the West Town community area (including the Ukrainian Village District) of Chicago, in addition to the Humboldt Park, Belmont Cragin and Bucktown community areas of Chicago. Today, Rowe scholars attend some of Chicago's most elite high schools, including Walter Payton, Whitney Young, Lane Tech, Jones and St. Ignatius.

Climate Bank Federal Program Funding Updates

Last month, I reviewed the definition of Grant Income, a topic of considerable importance to us in Fiscal Year 2025. As will be discussed in greater detail during the Presentation and Consideration of Financial Reports, since June 11, 2024, the IFA/CB has received \$17.9 million in unearned Grant Income, \$14.4 million from the Illinois Environmental Protection Agency (“IEPA”) through an intergovernmental agreement between the IFA/CB and the IEPA for administration by the IFA/CB of an Energy Efficiency Revolving Loan Fund (“EERLF”), funded through the US Department of Energy, and \$3.5 million from a grant agreement with the Department of Commerce and Economic Opportunity (“DCEO”) through the State Small Business Credit Initiative (“SSBCI”), funded through the US Department of Treasury. In the coming months, we look forward to responsibly deploying both EERLF funds and SSBCI funds through loans and other financial products to advance Climate Bank purposes.

Federal (and private) Funds for Future Jobs (“4FJ”) Initiative

On July 2, 2024, the Biden-Harris Administration and Governor JB Pritzker announced that the iFAB Tech Hub in Central Illinois received a competitive federal award of \$51 million through the US Department of Commerce, US Economic Development Administration. iFAB was one of only 12 Tech Hubs nationally receiving implementation grants. Illinois stakeholders have committed over \$680 million in cash match and strategic investments in the iFAB Tech Hub. This precision fermentation project will combine cutting-edge research and development, scalable infrastructure, and abundant feedstock within a 51-mile radius in Central Illinois. Precision fermentation is an essential part of the scalable production of nutritional components that can feed the growing world. Precision fermentation, as an industry, is estimated to reach \$200 billion by

2040 and to create more than one million jobs by 2030. Through 4FJ, an initiative of the Climate Bank, we are proud to have contributed key vendor support that enhanced the competitiveness of the iFAB application in close partnership with DCEO, Innovate Illinois, and the University of Illinois. We have invited iFAB leaders Beth Conerty and Carly McCrory and/or DCEO representatives to address the Members this morning.

VI. COMMITTEE REPORTS

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VII. PRESENTATION AND CONSIDERATION OF NEW BUSINESS ITEMS

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RESOLUTION 2024-0709-01

RESOLUTION PROVIDING FOR THE ISSUANCE BY THE ILLINOIS FINANCE AUTHORITY OF ITS ILLINOIS FINANCE AUTHORITY REVENUE BONDS, SERIES 2024 (NORTHWESTERN UNIVERSITY SETTLEMENT ASSOCIATION) FOR THE BENEFIT OF NORTHWESTERN UNIVERSITY SETTLEMENT ASSOCIATION, IN A MAXIMUM AUTHORIZED PRINCIPAL AMOUNT NOT TO EXCEED \$8,550,000, AND AUTHORIZING THE SALE TO THE PURCHASER THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND AND LOAN AGREEMENT AND RELATED DOCUMENTS; AND AUTHORIZING AND APPROVING RELATED MATTERS.

WHEREAS, the Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the “Authority”), including, without limitation, the Illinois Finance Authority Act, 20 ILCS 3501/801-1 *et seq.*, as supplemented and amended (the “Act”), is authorized by the laws of the State of Illinois, including without limitation, the Act, to issue its revenue bonds for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance or refinance the cost of “industrial projects and “projects” (as such terms are defined in the Act), including the refinancing of outstanding indebtedness in connection with projects otherwise authorized by the Act; and

WHEREAS, Northwestern University Settlement Association, an Illinois not for profit corporation (the “Borrower”) desires to refinance existing taxable indebtedness previously incurred by the Borrower (or a wholly-owned affiliate of the Borrower) the purpose of which was to acquire, construct, improve and equip educational facilities consisting of the Rowe Middle School located at 1420 W. Augusta Boulevard, Chicago, Illinois (the “Project”), and pay costs of issuance and other costs related to the hereinafter defined Bonds, including, but not limited to, certain funded interest, all as permitted under the Act (collectively, the “Financing Purposes”); and

WHEREAS, in order to accomplish the Financing Purposes, the Borrower has requested that the Authority issue its \$8,550,000 maximum principal amount Illinois Finance Authority Revenue Bonds, Series 2024 (Northwestern University Settlement Association) (the “Bonds”) pursuant to the terms of a Bond and Loan Agreement (the “Bond and Loan Agreement”), to be dated as of the first day of the month the Bonds are issued, among the Authority, the Borrower and Wintrust Bank, N.A., or an affiliate thereof (the “Purchaser”), a substantially final form of which Bond and Loan Agreement has been provided to and is on file with the Authority; and

WHEREAS, the facilities to be refinanced with the Bonds constitute an “industrial project” and a “project” both as defined in the Act; and

WHEREAS, in connection with the issuance of the Bonds, the Borrower and the Purchaser will enter into a Continuing Covenant Agreement and certain additional documents to further

secure the Bonds (the “Additional Borrower Documents”) and the Authority will not be a party to such Additional Borrower Documents.

NOW, THEREFORE, BE IT RESOLVED by the members of the Illinois Finance Authority as follows:

Section 1. Recitals. The foregoing recitals are incorporated in and made a part of this Resolution by this reference.

Section 2. Findings. Based upon the representations of the Borrower, the Authority hereby makes the following findings and determinations with respect to the Borrower, the Bonds to be issued by the Authority and the facilities to be financed and refinanced with the proceeds of the Bonds:

(a) The Borrower is a not for profit corporation organized under the laws of the State of Illinois and is qualified to do business in the State of Illinois;

(b) The Borrower has properly filed with the Authority its request for assistance in providing funds to the Borrower and the funds will be used for the Financing Purposes, and the facilities refinanced with the proceeds of the Bonds will be owned by the Borrower and such facilities are included within the terms “industrial project” and “project” as defined in the Act;

(c) The facilities to be refinanced with the proceeds of the Bonds did not and do not include any institution, place or building used or to be used primarily for sectarian instruction or study or as a place for devotional activities or religious worship;

(d) The indebtedness to be refinanced with the proceeds of the Bond was incurred for purposes which constitute valid purposes under the Act, all of the proceeds of such indebtedness made available to the Borrower were expended to pay, or refinance indebtedness the proceeds of which were expended to pay, a portion of the cost of an “industrial project” and “project” (both as defined in the Act) that is currently owned by the Borrower (or a wholly-owned affiliate of the Borrower), such refinancing is in the public interest, and is permitted and authorized under the Act; and

(e) The Bonds are being issued for a valid purpose under and in accordance with the provisions of the Act.

Section 3. Bonds. In order to obtain the funds to loan to the Borrower to be used for the purposes aforesaid, the Authority hereby authorizes the issuance of the Bonds. The Bonds shall be issued under and secured by and shall have the terms and provisions set forth in the Bonds and Loan Agreement in an aggregate principal amount not exceeding \$8,550,000. The Bonds shall be issued in one or more series designated in such manner as approved by the Authorized Officer (as defined herein) of the Authority, which approval shall be evidenced by such Authorized Officer’s execution and delivery of the Bond and Loan Agreement.

The Bonds shall mature not later than 40 years from the date of their issuance, may be issued as tax-exempt obligations or a combination of tax-exempt and taxable obligations, may be subject to principal installment requirements or mandatory redemption and tender as provided in the Bond and Loan Agreement and shall bear interest at one or more fixed or variable rates not-to-exceed 25% per annum. The Bonds shall be subject to redemption and to tender and be payable all as set forth in the Bond and Loan Agreement.

The Bonds shall be issued only as fully registered bonds without coupons. The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of its Chairperson, Vice Chairperson or its Executive Director (and for purposes of this Resolution, any person duly appointed to any such office on an acting or an interim basis or otherwise authorized to act as provided by resolutions of the Authority) and attested by the manual or facsimile signature of its Executive Director, Secretary or any Assistant Secretary, or any person duly appointed by the Members of the Authority to serve in such office on an interim basis, and may have the corporate seal of the Authority impressed manually or printed by facsimile thereon.

The Bonds shall be issued and sold by the Authority and purchased by the Purchaser at a purchase price of 100% of the principal amount of the Bonds, plus accrued interest, if any.

The Bonds and the interest thereon shall be a special, limited obligation of the Authority, payable solely from the income and revenues to be derived by the Authority pursuant to the Bond and Loan Agreement (except such income and revenues as may be derived by the Authority pursuant to the Unassigned Rights (as defined in the Bond and Loan Agreement)). The Bonds and the interest thereon shall never constitute a general or moral obligation or commitment by the Authority to expend any of its funds other than (i) proceeds of the sale of the Bonds, (ii) the income and revenues derived by the Authority pursuant to the Bond and Loan Agreement and other amounts available under the Bond and Loan Agreement and (iii) any money arising out of the investment or reinvestment of said proceeds, income, revenue or receipts.

The Authority hereby delegates to the Chairperson or the Executive Director of the Authority or any other Authorized Officer (as hereinafter defined), the power and duty to make final determinations as to the final principal amount, number of series or subseries of Bonds and any names or other designations therefor, dated date, maturities, purchase price, any principal installments, any mandatory sinking fund redemption dates and amounts, optional and extraordinary redemption provisions, tender provisions, and the initial interest rate of the Bonds, all within the parameters set forth herein.

Section 4. Bond and Loan Agreement. The Authority does hereby authorize and approve the execution (by manual or facsimile signature) by its Chairperson, Vice Chairperson, Executive Director, or General Counsel, or any person duly appointed by the Members to serve in such offices on an interim basis (each an "Authorized Officer"), and the delivery, performance and use, of the Bond and Loan Agreement. The Secretary or any Assistant Secretary of the Authority is hereby authorized to attest and to affix the official seal of the Authority to the Bond and Loan Agreement, if so required. The Bond and Loan Agreement shall be substantially in the form previously provided to and on file with the Authority and hereby approved, or with such changes therein as shall be approved by the Authorized Officer of the Authority executing the same, with

such execution to constitute conclusive evidence of such Authorized Officer's approval and the Authority's approval of any changes or revisions therein from such form of the Bond and Loan Agreement and to constitute conclusive evidence of such Authorized Officer's approval and the Authority's approval of the terms of the Bonds and the purchase thereof.

Section 5. Arbitrage Certificate. The Authority does hereby approve the execution and delivery of an Certificate of the Issuer Re Arbitrage (or such similar instrument) (the "Arbitrage Certificate") relating to the Bonds issued as tax-exempt obligations in such form as customarily used by bond counsel for Authority transactions similar to such Bonds or with such changes therein as shall be approved by, or in such final forms as are approved by, the Authorized Officer of the Authority executing the Arbitrage Certificate, with such execution to constitute conclusive evidence of such Authorized Officer's approval and the Authority's approval of the final form of the Arbitrage Certificate.

Section 6. Authorization and Ratification of Subsequent Acts. The Members, officers, agents and employees of the Authority are hereby authorized and directed to do all such acts and things and to execute or accept all such documents or other instruments including, without limitation, the execution and delivery of one or more use agreements, supplemental bond indentures, escrow agreements or other agreements providing for the payment of the prior loans, the Internal Revenue Service Form 8038, any documentation necessary to identify an interest rate hedge agreement for federal income tax purposes, and any additional documents that may be necessary to carry out and comply with the provisions of this Resolution, the Bond and Loan Agreement, the Arbitrage Certificate and all of the acts and doings of the Members, officers, agents and employees of the Authority which are in conformity with the intent and purposes of this Resolution and within the parameters set forth herein, whether heretofore or hereafter taken or done, shall be and are hereby authorized, ratified, confirmed and approved. Unless otherwise provided therein, wherever in the Bond and Loan Agreement, the Arbitrage Certificate or any other document executed pursuant hereto it is provided that an action shall be taken by the Authority, such action shall be taken by an Authorized Officer of the Authority, or in the event of the unavailability, inability or refusal of an Authorized Officer, any two Members of the Authority, each of whom is hereby authorized, empowered, and delegated the power and duty and directed to take such action on behalf of the Authority, all within the parameters set forth herein and in the Bond and Loan Agreement.

Section 7. Public Approval. The publication (or posting) on behalf of the Authority of the notice of public hearing relating to the conduct of the public hearing by the Authority or its designee with respect to the issuance of the Bonds is hereby ratified, approved and confirmed. The conduct of said public hearing by the Executive Director or his designee, is hereby ratified, approved and confirmed. The officers of the Authority are hereby authorized and directed to submit the Bonds for approval by the Governor of the State of Illinois pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 8. Other Acts. All acts of the officers, employees and agents of the Authority which are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects, ratified, approved and confirmed.

Section 9. Severability. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision hereof shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

Section 10. Conflict. All resolutions and orders, or parts thereof, in conflict herewith are hereby superseded to the extent of such conflict.

Section 11. Effective Date. This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

Approved and effective this ____ day of July, 2024.

ILLINOIS FINANCE AUTHORITY

By _____
Executive Director

ATTEST:

Assistant Secretary

[SEAL]

IFA RESOLUTION 2024-0709-02

**RESOLUTION FOR THE ELECTION OF A VICE CHAIR
OF THE ILLINOIS FINANCE AUTHORITY**

WHEREAS, the Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (“the Authority”) was created by the Illinois Finance Authority Act, 20 ILCS 3501/801-1 et seq., as amended from time to time (the “Act”); and

WHEREAS, in accordance with Section 801-30 of the Act, the Authority is provided with “all of the powers as a body corporate necessary and convenient to accomplish the purposes of the Act,” including, and without limitation, the power to adopt resolutions and bylaws (20 ILCS 3501/801-30(e)); and

WHEREAS, Article III, Section 2 of the By-Laws of the Authority provides that “[a]t the direction of the Authority, a Vice Chairperson ... shall be elected by the Authority from among its Members for a term expiring on the date of the next annual meeting following such election and if so elected he or she shall preside at meetings of the Authority and perform all duties incumbent upon the Chairperson during the absence or disability of the Chairperson”; and

WHEREAS, the term of the Vice Chair of the Authority, Roxanne Nava, expires today July 9, 2024, and the Members of the Authority desire to elect a Vice Chair to ensure, among other reasons, that bonds of the Authority are duly executed; and

WHEREAS, the Members of the Authority find it in its best interest to elect _____ as the duly appointed Vice Chair of the Authority; and

NOW, THEREFORE, BE IT RESOLVED by the Members of the Illinois Finance Authority as follows:

Section 1. Recitals. The recitals set forth above are found to be true and correct and are incorporated into this Resolution as if fully set forth herein.

Section 2. Election of Vice Chair. The Members of the Authority elect _____ to the Office of Vice Chair of the Authority in accordance with the terms of the By-Laws. The Members of the Authority hereby authorize and grant to the Vice Chair all rights, powers, duties and responsibilities of the Office of Vice Chair, including the power to preside at meetings of the Authority and to perform all duties incumbent upon the Chair during the absence or disability of the Chair as provided in Article III, Section 2 of the By-Laws, and which may include, without limitation, in the absence or disability of the Chair, the powers set forth in Article III, Section 1; Article IV, Sections 1, 3, 4, 5 and 6; and Article VI, Sections 5 and 6 of the By-Laws as well as those powers provided in Sections 801-15, 801-40(w), 825-40, 825-75, and 845-40 of the Act, and any other powers that may be necessary and appropriate to the performance of the Office of Vice Chair that are authorized by the Act, the By-Laws and any pending bond resolutions of the Authority.

Section 3. Implementation. The Authority hereby authorizes, empowers and directs the Executive Director of the Authority, or his designee(s), to take or cause to be taken any and all such other and further actions, and to execute, acknowledge and deliver any and all such agreements, instruments, certificates and other documents, and to pay all such fees and expenses, as he may deem necessary, appropriate or advisable in order to carry out the purpose and intent of this Resolution.

Section 4. Severability. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. Enactment. This Resolution shall take effect immediately.

Approved and effective this 9th day of July, 2024 by vote as follows:

Ayes:

Nays:

Abstain:

Absent:

Vacant:

ILLINOIS FINANCE AUTHORITY

By: _____
Executive Director

ATTEST:

Secretary (or Assistant Secretary)

[SEAL]

VIII. PRESENTATION AND CONSIDERATION OF FINANCIAL REPORTS AND REPORT ON THE CLIMATE BANK PLAN

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To: Members of the Illinois Finance Authority

From: Ximena Granda, SVP of Finance and Administration

Date: July 9, 2024

Re: Presentation of Revenues, Expenses and Net Income through June 30, 2024

All information is preliminary and unaudited.

General Operating Fund Revenues, Expenses and Net Income

- a. **Annual Revenues** of \$7.3 million are \$2.5 million or 52.9% higher than budget, primarily due to closing fees, net investment income position and grant income. Annual closing fees of \$2.3 million are \$520 thousand or 29.5% higher than budget. Annual servicing fees (e.g., fees for outstanding bonds of the former Education Facilities Authority, outstanding bonds on behalf of Illinois Environmental Protection Agency (“IEPA”), loan guarantees, etc.) of \$181 thousand are \$14 thousand higher than budget. Annual administrative service fees (e.g., document amendments, host TEFRA hearings, etc.) of \$103 thousand are \$77 thousand lower than budget. Annual application fees of \$25 thousand are \$5 thousand dollars lower than budget. Accrued interest income from loans in connection with the former Illinois Rural Bond Bank local government borrowers and other loans totaled \$288 thousand (which has represented a declining asset since 2014). Grant Income of \$1.6 million is \$1.2 million higher than budget. Net investment income position of \$2.9 million is \$851 thousand higher than budget. This increase in net investment position reflects a \$802 thousand mark-to-market, non-cash increase in investments.
- b. In **June**, the Authority posted monthly closing fees of \$156 thousand, which was \$9 thousand higher than the monthly budgeted amount of \$147 thousand.
- c. **Annual Expenses** of \$5.0 million are \$484 thousand or 10.7% higher than budget, primarily due to professional services expenses. Annual employee-related expenses of \$2.0 million are \$219 thousand or 9.7% lower than budget, primarily due to staff vacancies. Annual professional services expenses of \$2.5 million are \$716 thousand or 41.2% higher than budget, primarily due to Climate Bank and Funds for Future Jobs (“4FJ”) activities. Year-to-date professional services expenses for Climate Bank activities total \$110 thousand and 4FJ activities total \$1.5 million. Annual occupancy costs of \$206 thousand are 12.7% higher than budget due to two rent increases in fiscal year 2024. Annual general and administrative costs of \$301 thousand are 4.9% lower than budget. Annual depreciation expense totals \$4 thousand dollars.
- d. In **June**, the Authority posted monthly operating expenses of \$294 thousand, which was \$82 thousand lower than the monthly budgeted amount of \$376 thousand. General and administrative expenses were slightly higher than in previous months due to the purchase of IT equipment for staff.
- e. In **June**, the monthly Net Income of \$1.1 million was primarily attributable to Grant Income and Investment Income.

- f. **Annual Net Income** of \$2.3 million was primarily due to Net Investment Position and the recognition of Grant Income under the State Small Business Credit Initiative (“SSBCI”) Program.

General Operating Fund - Assets, Liabilities and Net Position

In the General Fund, the Authority continues to maintain a net position of \$61.4 million as of June 30, 2024. Total assets in the General Fund are \$82.9 million (consisting mostly of cash, investments, and receivables). Unrestricted cash and investments total \$51.2 million (with \$40.5 million in cash). Restricted cash totals \$5.3 million. Notes receivable from former Illinois Rural Bond Bank (“IRBB”) local governments total \$3.7 million. Participation Loans, SSBCI Loans and Deferred Action for Childhood Arrivals (“DACA”) Loans (medical student loans in exchange for service in medically underserved areas in Illinois) and other loans receivable total \$6.5 million.

In June, the Authority received additional grants funds in the amount of \$3.5 million from the Illinois Department of Commerce and Economic Opportunity (“DCEO”) for the SSBCI Program. The Authority recorded a receivable in the amount of \$14.7 million that is due from Illinois Environmental Protection Agency for the U.S. Department of Energy (“DOE”) Revolving Loan Fund (“RLF”) Grants Funds.

The Authority collected \$45 thousand in principal and interest payments under the DACA loan program.

Regarding the Authority’s direct lending activities, the Authority has funded two loans in the amount of \$961 thousand under the SSBCI Loan Program.

All Funds - Assets, Liabilities and Net Position

In June, the Authority collected \$637 thousand in principal and interest payment from the Fire Fighters Investment Fund. This was the final payment.

Authority Audits and Regulatory Updates

The Fiscal Year 2024 Financial Audit is ongoing, currently nothing to report.

The Authority received drafts audit report for Purchases, Contracts, Leases and Intergovernmental Agreement Audit, Federal Grant Audit, Revenues, Receivable & Receipts Audit and Locally Held Fund Audit. The Authority is scheduling an exit conference CMS Bureau of Internal Audit (“BIA”) to discuss the audits and the observations. The audit reports will be presented to the Board once finalized.

Other Supplementary Financial Information

The Fiscal Year Comparison of Bonds Issued, the Fiscal Year 2024 Bonds Issued and the Schedule of Debt will not be available until further notice.

Recommendation

Staff recommends approval.



STATEMENT OF REVENUES, EXPENSES AND NET INCOME
 GENERAL OPERATING FUND
 THROUGH JUNE 30, 2024
 (PRELIMINARY AND UNAUDITED)

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	YEAR TO DATE ACTUAL	YTD FY 2024 BUDGET	BUDGET VARIANCE TO YEAR TO DATE ACTUAL	BUDGET VARIANCE (%)
Operating Revenues:																
Closing Fees	\$ 105,000	\$ 183,000	\$ 31,229	\$ 702,030	\$ 300,000	\$ 48,000	\$ 10,274	\$ 36,000	\$ 44,459	\$ 148,980	\$ 514,805	\$ 156,005	\$ 2,279,782	\$ 1,760,000	\$ 519,782	29.5%
Annual Fees	14,000	14,540	13,968	14,820	14,571	17,024	13,968	14,563	19,209	15,721	13,968	14,563	180,915	167,000	13,915	8.3%
Administrative Service Fees	25,031	2,000	-	7,000	20,000	1,200	3,000	14,400	8,800	1,000	20,900	-	103,331	180,000	(76,669)	-42.6%
Application Fees	2,600	100	3,500	2,500	2,100	1,000	500	2,500	3,100	4,600	1,000	1,500	25,000	30,000	(5,000)	-16.7%
Miscellaneous Fees	86	107	48	-	30	-	79	48	-	18	-	48	464	500	(36)	0.0%
Interest Income-Loans	24,183	25,537	21,364	23,606	28,469	20,607	21,127	24,148	20,060	25,376	22,537	31,430	288,444	250,000	38,444	15.4%
Other Revenue	65	64	61	1,433	61	61	60	59	58	60	52	55	2,089	1,000	1,089	108.9%
Total Operating Revenue:	\$ 170,965	\$ 225,348	\$ 70,170	\$ 751,389	\$ 365,231	\$ 87,892	\$ 49,008	\$ 91,718	\$ 95,686	\$ 195,755	\$ 573,262	\$ 203,601	\$ 2,880,025	\$ 2,388,500	\$ 491,525	20.6%
Operating Expenses:																
Employee Related Expense	\$ 137,077	\$ 163,532	\$ 195,513	\$ 176,828	\$ 166,842	\$ 174,558	\$ 182,382	\$ 175,750	\$ 161,588	\$ 170,512	\$ 168,693	\$ 164,498	\$ 2,037,773	\$ 2,257,079	\$ (219,306)	-9.7%
Professional Services	98,817	151,259	61,022	157,894	80,522	93,859	98,895	84,574	1,062,469	407,844	87,463	70,171	2,454,789	1,738,964	715,825	41.2%
Occupancy Costs	13,869	14,985	15,211	14,952	14,939	14,978	20,238	15,915	21,903	16,136	20,366	22,778	206,270	183,000	23,270	12.7%
General & Administrative	21,480	21,979	23,354	23,014	22,519	24,042	23,462	29,386	23,406	24,250	27,791	36,216	300,899	316,500	(15,601)	-4.9%
Depreciation and Amortization	385	385	385	363	363	319	319	297	297	297	297	277	3,984	24,000	(20,016)	-83.4%
Total Operating Expense	\$ 271,628	\$ 352,140	\$ 295,485	\$ 373,051	\$ 285,185	\$ 307,756	\$ 325,296	\$ 305,922	\$ 1,269,663	\$ 619,039	\$ 304,610	\$ 293,940	\$ 5,003,715	\$ 4,519,543	\$ 484,172	10.7%
Operating Income(Loss)	\$ (100,663)	\$ (126,792)	\$ (225,315)	\$ 378,338	\$ 80,046	\$ (219,864)	\$ (276,288)	\$ (214,204)	\$ (1,173,977)	\$ (423,284)	\$ 268,652	\$ (90,339)	\$ (2,123,690)	\$ (2,131,043)	\$ 7,353	0.3%
Nonoperating Revenues (Expenses):																
Miscellaneous Non-Opertg Rev/(Exp)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	n/a
Grant Income					61,497			282,484		294,360		961,250	1,599,591	405,749	1,193,842	294.2%
Total Grant Income	\$ -	\$ -	\$ -	\$ -	\$ 61,497	\$ -	\$ -	\$ 282,484	\$ -	\$ 294,360	\$ -	\$ 961,250	\$ 1,599,591	\$ 405,749	\$ 1,193,842	294.2%
Bad Debt Adjustments (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest and Investment Income	124,973	112,361	114,404	124,933	110,792	229,848	202,391	197,989	192,647	219,266	223,194	205,227	2,058,025	2,000,000	58,025	2.9%
Realized Gain (Loss) on Sale of Invests	(7,868)	2,760	2,301	216	4,246	(12,547)	(13,558)	3,992	5,257	-	5,239	1,464	(8,498)	-	(8,498)	n/a
Mark-to-Market Fair Value Adj - (Appr-Depr)	128,956	96,022	76,961	104,825	125,350	86,204	50,091	24,848	34,498	28,541	26,838	18,832	801,966	-	801,966	n/a
Total Net Investment Position	\$ 246,061	\$ 211,143	\$ 193,666	\$ 229,974	\$ 240,388	\$ 303,505	\$ 238,924	\$ 226,829	\$ 232,402	\$ 247,807	\$ 255,271	\$ 225,523	\$ 2,851,493	\$ 2,000,000	\$ 851,493	42.6%
Total Net Investment Position & Grant Income	\$ 246,061	\$ 211,143	\$ 193,666	\$ 229,974	\$ 301,885	\$ 303,505	\$ 238,924	\$ 509,313	\$ 232,402	\$ 542,167	\$ 255,271	\$ 1,186,773	\$ 4,451,084	\$ 2,405,749	\$ 2,045,335	85.0%
Net Income (Loss) Before Transfers	\$ 145,398	\$ 84,351	\$ (31,649)	\$ 608,312	\$ 381,931	\$ 83,641	\$ (37,364)	\$ 295,109	\$ (941,575)	\$ 118,883	\$ 523,923	\$ 1,096,434	\$ 2,327,394	\$ 274,706	2,052,688	747.2%
Transfers:																
Transfers in from other funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Transfers out to other funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Net Income (Loss)	\$ 145,398	\$ 84,351	\$ (31,649)	\$ 608,312	\$ 381,931	\$ 83,641	\$ (37,364)	\$ 295,109	\$ (941,575)	\$ 118,883	\$ 523,923	\$ 1,096,434	\$ 2,327,394	\$ 274,706	\$ 2,052,688	747.2%



ILLINOIS FINANCE AUTHORITY
STATEMENT OF NET POSITION
 June 30, 2024
 (PRELIMINARY AND UNAUDITED)

	GENERAL FUND
Assets and Deferred Outflows:	
Current Assets Unrestricted:	
Cash & cash equivalents	40,548,765
Investments	10,618,374
Accounts receivable, Net	25,446
Loans receivables, Net	136,761
Accrued interest receivable	163,940
Due from other funds	1,486,411
Prepaid Expenses	97,064
Total Current Unrestricted Assets	\$ 53,076,761
Restricted:	
Cash & Cash Equivalents	\$ 5,320,544
Accrued interest receivable	597
Due from primary government	14,421,258
Total Current Restricted Assets	\$ 19,742,399
Total Current Assets	\$ 72,819,160
Non-current Assets:	
Unrestricted:	
Investments	\$ -
Loans receivables, Net	4,944,353
Bonds and notes receivable	3,684,547
Due from other local government agencies	-
Total Noncurrent Unrestricted Assets	\$ 8,628,900
Restricted:	
Cash & Cash Equivalents	\$ -
Investments	-
Accrued interest receivable	-
Loans receivables, Net	1,385,052
Total Noncurrent Restricted Assets	\$ 1,385,052
Capital Assets	
Capital Assets	\$ 918,083
Accumulated Depreciation	(889,910)
Total Capital Assets	\$ 28,173
Total Noncurrent Assets	\$ 10,042,125
Total Assets	\$ 82,861,285
DEFERRED OUTFLOWS OF RESOURCES:	
Deferred loss on debt refunding	\$ -
TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$ -
Total Assets & Deferred Inflows of Resources	\$ 82,861,285



ILLINOIS FINANCE AUTHORITY
STATEMENT OF NET POSITION
 June 30, 2024
 (PRELIMINARY AND UNAUDITED)

	GENERAL FUND
Liabilities:	
Current Liabilities:	
Payable from unrestricted current assets:	\$ -
Accounts payable	65,792
Payables from pending investment purchases	17,693
Lease Payable	165,205
Accrued liabilities	97,147
Due to employees	1,441,393
Due to other funds	22,361
Payroll Taxes Liabilities	87,500
Unearned revenue, net of accumulated amortization	<u>87,500</u>
Total Current Liabilities Payable from Unrestricted Current Assets	<u>\$ 1,897,091</u>
Payable from restricted current assets:	
Unearned revenue, net of accumulated amortization	19,537,712
Total Current Liabilities Payable from Restricted Current Assets	<u>\$ 19,537,712</u>
Total Current Liabilities	<u>\$ 21,434,803</u>
Noncurrent Liabilities	
Payable from unrestricted noncurrent assets:	
Noncurrent payables	\$ 585
Lease Payable	\$ -
Accrued liabilities	-
Noncurrent loan reserve	-
Total Noncurrent Liabilities Payable from Unrestricted Noncurrent Assets	<u>\$ 585</u>
Payable from restricted noncurrent assets:	
Assets	<u>\$ -</u>
Total Noncurrent Liabilities	<u>\$ 585</u>
Total Liabilities	<u>\$ 21,435,388</u>
DEFERRED INFLOWS OF RESOURCES:	
Net Position:	
Net Investment in Capital Assets	\$ 28,173
Unrestricted	59,070,330
Current Change in Net Position	<u>2,327,394</u>
Total Net Position	<u>\$ 61,425,897</u>
Total Liabilities & Net Position	<u>\$ 82,861,285</u>

ILLINOIS CLIMATE BANK PLAN STANDING REPORT

July 9, 2024

Background

Section 5 of Resolution No. 2022-1110-EX16 (Climate Bank Plan Resolution), adopted on November 10, 2022, requires the Executive Director to report to the Members on all material actions taken under the resolution and all substantive modifications made to the Climate Bank Plan between meetings. The Members may then affirm, modify, or disapprove of any modifications to the Climate Bank Plan.

This July 9, 2024, Climate Bank Plan Standing Report is consistent with Section 5 of the Climate Bank Resolution and past modifications to the Climate Bank Plan incorporated by this reference. It summarizes all material actions taken under the Climate Bank Plan. Two informational slides (Attachments A & B) are included at the end of this report for reference.

ACTION SUMMARY

- 1. USDOE RECI.** The Authority continues to collaborate with Illinois Green Alliance, Elevate Energy and others to deploy the \$600,000 Resilient & Efficient Codes Implementation (“RECI”) grant awarded by the U.S. Department of Energy (“USDOE”) earlier this year. The Authority will be using a portion of the award to support the new Building Energy Resource Hub and to develop capacity through procurement for expertise on the Inflation Reduction Act (“IRA”) tax credits.
- 2. USDOE EE RLF.** The Authority continues to collaborate with the Illinois Environmental Protection Agency (“IEPA”) under an Intergovernmental Agreement to deploy the Energy Efficiency Revolving Loan Fund (“EE RLF”) grant (Attachment C: IEPA EE RLF Media Release). Receipt of \$14.3 million to establish a revolving loan fund and bridge loan product is in process.
- 3. USEPA/IEPA/IFA/Capital Markets Water SRF.** Between 2013 and 2020, the Authority partnered with IEPA to accelerate the deployment of more than \$2.6 billion in private capital for climate-related water projects in Illinois through a series of AAA-rated bond issues. The State Revolving Fund (“SRF”), in the view of the Executive Director, remains the most successful and efficient climate finance structure anywhere in the world today.

S&P Global reaffirmed with a stable outlook the AAA rating of the Illinois SRF (Attachment D: S&P Global Ratings Report). Below is the summary of the SRF bonds that the Authority issued on behalf of the Illinois Environmental Protection Act between 2013 and 2020.

IEPA BONDS ISSUED				
SERIES	PAR	PREMIUM	TOTAL PER SERIES	OUTSTANDING BALANCE AS OF 6/30/2024
2013	141,700,000.00	16,874,821.00	158,574,821.00	0.00
2016	500,000,000.00	91,697,813.00	591,697,813.00	291,470,000.00
2017	560,025,000.00	104,446,981.00	664,471,981.00	395,330,000.00
2019	450,000,000.00	85,026,380.00	535,026,380.00	364,330,000.00
2020	500,000,000.00	137,306,169.00	637,306,169.00	460,965,000.00
TOTAL	2,151,725,000.00	435,352,164.00	2,587,077,164.00	1,512,095,000.00

We believe that the SRF is an effective model to accelerate the investment of private capital into Climate Bank clean energy projects in a manner that reflects the geographic, racial, ethnic, gender, and income-level diversity of Illinois.

4. **USEPA GGRF SFA.** The Authority continues to collaborate with the U.S. Environmental Protection Agency (“USEPA”) on the documentation of the \$156 million Solar for All award announced to the Authority in April 2024.
5. **USEPA GGRF NCIF.** The documentation and funding process for the National Clean Investment Fund (“NCIF”) is delayed. Resolution of this issue will occur by September 30, 2024.
6. **IFA C-PACE Open Market Initiative.** On June 11, 2024, the City of Collinsville adopted the Authority’s PACE Ordinance. The Authority continues to engage with municipalities across the state to encourage the adoption of the PACE Ordinance.
7. **Public Engagement.** The Authority takes pride in its ongoing commitment to stakeholder engagement.
 - On June 26, 2024, the Executive Director presented at the 3rd Annual EV Charging Infrastructure Midwest Conference on Climate Bank funding opportunities related to EV charging infrastructure.
 - On June 20, 2024, the Executive Director attended a recording session for the Clean Energy for All video project with the Illinois Environmental Council and the League of Conservation Voters. The video will highlight key CEJA wins since its passage, as well as demonstrate how Illinois has successfully competed for large pots of federal funding.
 - On June 17, 2024, the Authority hosted a productive workshop on how to leverage State Energy Financing Institutions to utilize USDOE Loan Programs Office funding. Partners from State, City, and County government shared ideas for potential large-scale clean energy projects in Illinois.
8. **DCEO State Economic Development.** The Authority continued to collaborate with the Department of Commerce and Economic Opportunity (“DCEO”) on various economic development projects connected to Climate Bank purposes.

- 9. Federal (and private) Funds for Future Jobs (“4FJ”), a Climate Bank Initiative.** On July 2, 2024, the Biden-Harris Administration announced the 12 Tech Hubs receiving funding under the Regional Technology and Innovation Hubs (Tech Hubs) program (Attachment E: U.S. EDA Tech Hubs Press Release). The Illinois Governor’s Office released its own announcement the same day (Attachment F: Governor’s Office Tech Hubs Press Release). The iFAB Tech Hub, located in Champaign-Urbana and Decatur, won an anticipated award of approximately \$51 million. The iFAB Tech Hub seeks to advance fermentation technology by making it possible to create zero-emission, high-value products from agricultural commodities. Through the 4FJ initiative, the Authority helped enhance the competitiveness of the iFAB Tech Hub application through competitive procurement and paying for certain expert vendors. The Authority is proud to have assisted in the iFAB Tech Hub’s successful application.
- 10. UST SSBCI.** To date, The Authority has funded \$1,399,186 in State Small Business Credit Initiative (“SSBCI”) funds to participate in four loans to the following companies’ MTH Tool Company, Inc., Kblock Automotive, LLC, Chicago Boiler Co., and RJ Link International, Inc. Additionally, five more projects have been approved to the following companies’ K Town Business Centre 2 LLC, Magnetic Inspection Laboratory, JGC Family Properties, Byron Dragway, Inc and Chester Community Golf Club, Inc for a total SSBCI obligated, not yet funded of \$5,188,750. Of the total nine projects, seven are classified as Socially and Economically Disadvantaged Individuals and one as a Very Small Business.
- On June 25, 2024, The Authority received the second SSBCI grant, in the amount of \$3,535,000, bringing the total SSBCI funds received to \$6,535,000.
- Maria Colangelo, Senior Vice President, continues to be actively engaged with Lenders and Non-For-Profits to build the SSBCI network. Currently, there are 19 approved Lenders in the program.
- 11. USDOE GRID.** On June 24, 2024, the Authority closed its Notice of Funding Opportunity # IFA-GRID-01, inviting project proposal pre-applications under Illinois’ award for the 40101(d) Federal Formula Grant Program: Preventing Outages and Enhancing the Resilience of the Electric Grid. The Authority will be reviewing pre-applications and posting a second notice within the coming months. The State will be receiving \$8 million/year for the next five years to invest in projects. Funds can be used for a variety of investments, including for microgrids, weatherization, and automation.
- 12. USDOT CFI.** The Authority continues to negotiate grant agreements with the U.S. Department of Transportation and the Illinois Federal Highway Administration Division.
- 13. Opportunity Zones.** On July 1, 2024, as authorized in last month’s Modification Plan, the Authority signed a Memorandum of Understanding to join the Chicagoland Opportunity Zone Consortium. The Authority plans to continue to collaborate with the Chicago Community Loan Fund to integrate the federal Opportunity Zone resource into Climate Bank activities.

Attachments

Attachment A: State of IFA/CB Federal Funding

Attachment B: Climate Bank Illustration: Potential Tax Credits, Incentives, and Financing, updated July 3, 2024

Attachment C: IEPA Media Release

Attachment D: S&P Global Ratings Report

Attachment E: U.S. EDA Tech Hubs Press Release

Attachment F: Governor's Office Tech Hubs Press Release

Climate Bank Federal Funding - Awards/Documentation to Date

Other EV federal resources:

- Direct/Elective Pay Transferable Tax Credits
- Climate Pollution Reduction Grant
- Port Funding

Total:
\$340M



Grants



\$156 million

Solar for All

- Expands Illinois Solar for All for low-income residential and community solar
- Enable upgrades & storage

Finance



\$100+ million

National Clean Investment Fund

- EV Fleets & Associated Infrastructure (public/private)
- Tax credit bridge loans to local gov. & nonprofits
- Carbon-Free Schools
- Building Electrification

Finance



\$14 million

Revolving Loan Fund

- Tax credit bridge loans for renewable/efficiency in buildings

Grants



\$15 million

Charging and Fueling Infrastructure

- State-wide - 40+ partners/250+ sites; many public partners; community EV charging sites not addressed by market

Grants



\$40 million

Grid Resilience Grants

- Grid resilience-public and other small utilities

Finance

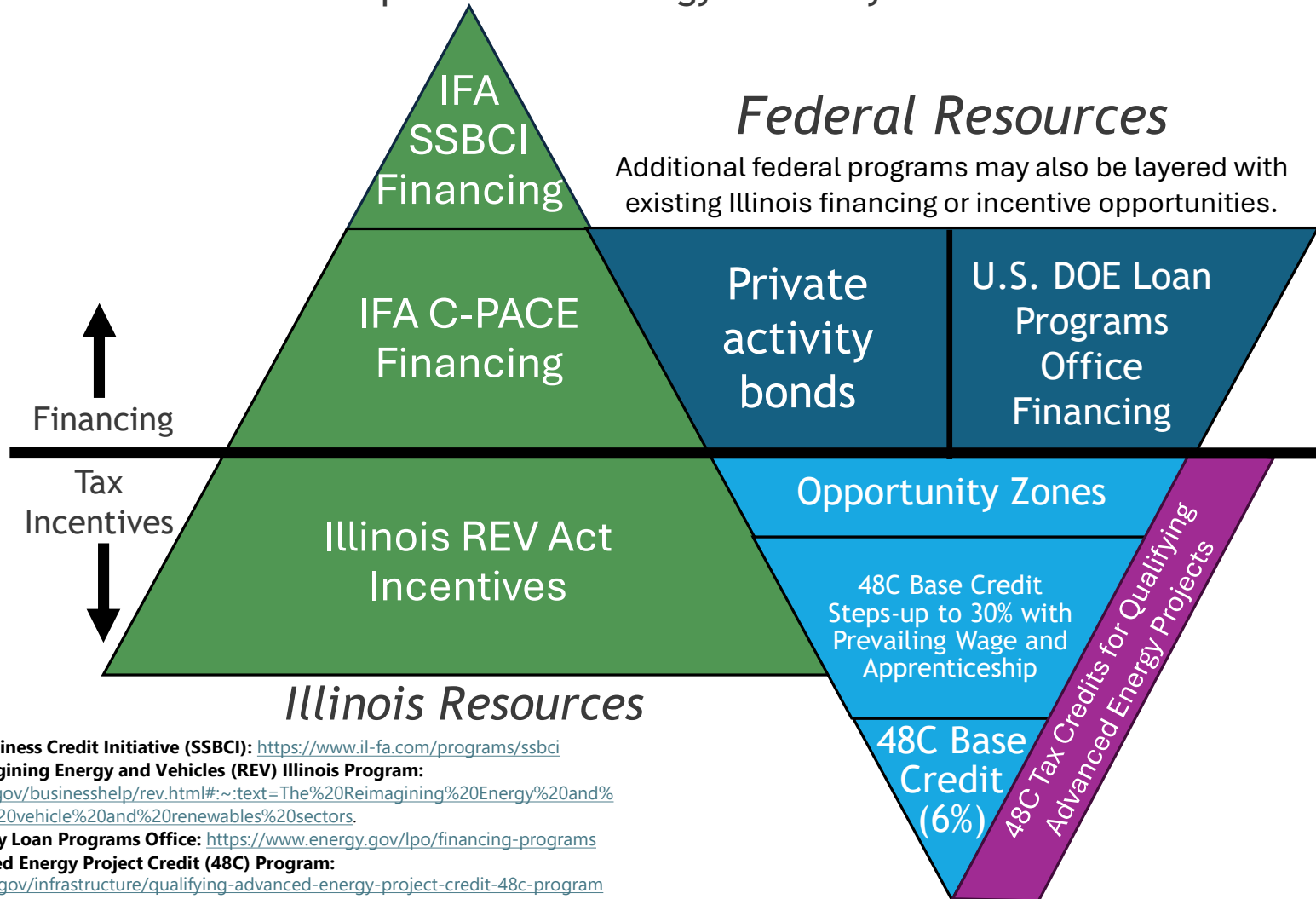


\$20 million

State Small Business Credit Initiative

- Participation loans through private lenders to small businesses.

Economic Development: Layering Financing and Tax Credit Programs to Develop the Clean Energy Economy in Illinois



- **IFA State Small Business Credit Initiative (SSBCI):** <https://www.il-fa.com/programs/ssbci>
- **IFA C-PACE: Reimagining Energy and Vehicles (REV) Illinois Program:** <https://dceo.illinois.gov/businesshelp/rev.html#:~:text=The%20Reimagining%20Energy%20and%20Vehicles,electric%20vehicle%20and%20renewables%20sectors.>
- **U.S. Dept. of Energy Loan Programs Office:** <https://www.energy.gov/lpo/financing-programs>
- **Qualifying Advanced Energy Project Credit (48C) Program:** <https://www.energy.gov/infrastructure/qualifying-advanced-energy-project-credit-48c-program>

Disclaimer: Neither IFA/CB nor DCEO offer tax, financing, or incentive advice; this diagram is for informational purposes only.

Illinois Awarded Nearly \$15 Million in Federal Funding through the Energy Efficiency Revolving Loan Fund Program

Press Release - Wednesday, June 12, 2024

Illinois Finance Authority's Illinois Climate Bank Will Administer New Program

SPRINGFIELD - The Illinois Environmental Protection Agency (EPA) has been awarded a federal grant totaling \$14,963,220 from the United States Department of Energy's (U.S. DOE) Energy Efficiency Revolving Loan Fund (EE RLF) Grant Program. The federal funding will have a project period from June 1, 2024, through May 31, 2029. The Illinois EPA's Office of Energy has partnered with the Illinois Finance Authority's (IFA) Illinois Climate Bank to administer the new EE RLF Program. The IFA will use EE RLF program funding to establish a sustainable energy efficiency revolving loan fund, particularly focused on Equity Investment Eligible Communities and federally designated Disadvantaged Communities. These funds will complement State of Illinois dollars to reduce energy costs in public/non-profit sector buildings by allowing cost-saving projects to go forward where they previously would not have been financially feasible.

"We know that accessible financing programs can accelerate clean energy adoption," **said Governor JB Pritzker**. "Thanks to the Biden Administration, Illinois can now establish a revolving loan fund to help commercial building owners finance energy efficiency capital projects. This loan fund will not only help small businesses maximize their energy savings, but it will also benefit local communities by advancing our state's climate and energy goals."

The U.S. DOE's EE RLF Capitalization Grant Program provides capitalization grants to states to establish a revolving loan fund (RLF) under which the state provides loans for energy efficiency audits, upgrades, and retrofits to increase energy efficiency and improve the comfort of buildings. The initial offering under Illinois' EE RLF will be a Bridge Loan designed to make the Inflation Reduction Act's Direct Pay provision immediately accessible to owners of non-profit and public commercial buildings in disadvantaged communities, pursuant to the Biden Administration's Justice 40 Initiative. As capacity allows and demand dictates, the EE RLF may expand to other commercial loans and the residential sector.

"We look forward to once again partnering with the Illinois Finance Authority on this opportunity, further expanding our energy efficiency reach to the communities that need it in Illinois," **said Illinois EPA Director John J. Kim**. "The EE RLF Program aligns perfectly with our Office of Energy's strategy of supporting energy efficiency, resiliency and clean energy through public partnerships and interagency collaborations to reduce the energy burden and improve energy equity in Illinois."

"This federal award demonstrates how Governor JB Pritzker's nation-leading legislation, the Climate and Equitable Jobs Act (CEJA), has fully prepared Illinois to leverage new federal funding opportunities to reduce the cost of the clean energy transition for the people of Illinois," **said Chris Meister, Executive Director of the Illinois Finance Authority/Climate Bank.** "The Climate Bank and the Illinois Environmental Protection Agency have long partnered to successfully attract private capital using the revolving fund model, having together attracted over \$2.5 billion through the State Water Revolving Fund (SRF). While \$15 million may seem small - it will grow exponentially by attracting private capital and maximizing the use of federal direct pay tax credits through the Inflation Reduction Act, now newly available to local governments and not-for-profit organizations."

Under the Illinois EPA/IFA partnership, the IFA is required to conduct statewide stakeholder engagement and outreach to inform design of the EE RLF program to best meet the primary objectives of the EE RLF Program as reflected by Illinois residents. Stakeholder engagement includes community-based organizations, business groups, municipalities, utilities, financial institutions, black, indigenous, and other people of color (BIPOC) energy efficiency contractors, BIPOC renewable energy developers, labor organizations, units of local government, environmental organizations, and consumer advocates. The IFA has already conducted stakeholder engagement for initial program design.

Through CEJA, Governor JB Pritzker designated IFA as the Illinois Climate Bank in 2021 to accelerate Illinois' climate, equity, and energy goals. The Illinois Climate Bank's purpose is to ensure the equitable distribution of and access to clean energy benefits and accelerate private capital investment in clean energy projects that reflect the geographic, racial, ethnic, gender, and income-level diversity of the State.

Building on CEJA, and preparing for anticipated federal funds, Illinois is ready with legislation, including Senate Bill 3597, which was recently passed by the Illinois General Assembly, and the previously enacted Public Act 103-187, which became effective January 1, 2024. Illinois will utilize the EE RLF award and Greenhouse Gas Reduction Fund grant funding with a focus on public buildings and the Inflation Reduction Act Direct Pay tax credits for public and nonprofit borrowers. In many cases, the tax credits facilitated by these loans will reduce the total cost of projects which would otherwise be funded through Illinois Solar for All, state capital expenditure, or other public funds.

For more information on the Energy Efficiency Revolving Loan Fund Capitalization Grant Program, visit: <https://www.energy.gov/scep/energy-efficiency-revolving-loan-fund-capitalization-grant-program>. Information on the Greenhouse Gas Reduction Fund is available at: <https://www.epa.gov/greenhouse-gas-reduction-fund>. Information on the Illinois Climate Bank can be found at: <https://www.il-fa.com/programs/cb>.

Press Releases

- [IDPH Adds Nearly 150 More High-Risk ZIP Codes to Lead Testing List](#)



RatingsDirect®

Summary:

Illinois Finance Authority; State Revolving Funds/ Pools

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Credit Highlights

Outlook

Credit Opinion

Related Research

Summary:

Illinois Finance Authority; State Revolving Funds/Pools

Credit Profile		
Illinois Fin Auth SRFPOOL		
<i>Long Term Rating</i>	AAA/Stable	Affirmed

Credit Highlights

- S&P Global Ratings affirmed its 'AAA' rating on the Illinois Finance Authority's (IFA) outstanding revolving fund revenue bonds.
- The outlook is stable.

Security

Security for all bonds issued under the master trust agreement is a pledge of revenue collected pursuant to the master trust, which includes pledged loan repayments and investment income earned from the various pledged funds and accounts. The clean water and drinking water funds are fully cross collateralized through the use of a pledged equity fund in which all excess revenue are deposited. The only qualification for cross collateralization is that only interest earnings from loan repayments can be used to repay state match portions of the bonds. There currently is no reserve fund pledged to the bonds.

Credit overview

The rating reflects our assessment of the following credit characteristics:

- An extremely strong enterprise risk profile, given that the program has ongoing support from multiple levels of government, and a governmental entity manages the program; and
- An extremely strong financial risk profile, reflecting its loss coverage score (LCS), operating performance, and financial policies.

For 2024, there will be \$3.2 billion of pledged loans and roughly \$1.58 billion of bonds outstanding. The aggregate clean and drinking water portfolio has about 528 borrowers, with the outstanding total loan balance for the top five borrowers representing 56% of all pledged loans. Notable program participants include:

- Metropolitan Water Reclamation District of Greater Chicago (22% of total loans outstanding);
- Chicago (18%);
- Joliet (5%); and
- Oak Lawn (4%).

While the IFA SRF benefits from significant state and federal support, we believe the ratings could be negatively pressured if the low rate of loan delinquencies that we have observed changes significantly for an extended period, particularly for one of the portfolio's significant borrowers. Management has identified 32 of its SRF participants with delinquent loan payments, although it has determined that the delinquencies are due to administrative or postal service errors and not borrowers' credit deterioration. It is our understanding that management has implemented electronic payments for its SRF, which it believes should substantially reduce these timing delinquencies. The electronic payment option is not mandatory for borrowers in the pool. Also of note is that management reports the total delinquent payments have only been \$2.1 million, which is very small compared to the \$300 million of scheduled borrower repayments in 2023.

Outlook

The stable outlook reflects S&P Global Ratings' expectation that the authority's strong management of the loan portfolio will continue, and that collateralization will enable ongoing coverage of a very high level of potential defaults and delinquencies.

Downside scenario

If the authority leverages the program further and does not provide sufficient over-collateralization that we consider consistent with an extremely strong LCS, it could pressure the rating. Issuing additional debt without also providing for a sufficient amount of pledged loans to over collateralize the SRF program could also lead to a lower rating.

Credit Opinion

Enterprise risk

We view the program's enterprise risk profile as extremely strong. This is due to a combination of the low industry risk profile for municipal pools and the program's market position, which we consider extremely strong. IFA is a body politic (civil division) and corporate (legal entity) of the state of Illinois. The legislature created the clean and drinking water programs by statute for administering the SRF programs. The SRF programs receive federal equity support through capitalization grants and IFA is using bond proceeds to fund its state match.

Financial risk

We view the financial risk profile of the program as extremely strong, reflecting the combination of its LCS, historical operating performance, and management policies. Excess loan repayments and interest earnings above annual debt service result in over collateralization. Coverage of aggregate debt service from loan repayments each year is structured to be at least 3.2x on the state match portion of the bonds and no less than 1.6x on the SRF bonds. Providing additional support for the cash flows are \$410 million of accrued cash balances in the combined clean and drinking water funds (as of June 25, 2023), which does not include any committed funds. These cash-flow characteristics lead to an extremely strong LCS under our default tolerance tests, which includes the effects of the largest obligor test, which the program passes.

Averaging all of the financial policies and practices, we view the corpus of these as generally good. Management

performs credit reviews for all new loans but does not require borrowers to submit annual financial statements. However, selective review on certain borrowers is done annually. Loan repayments are made throughout the year, while debt service is due semiannually; this minimizes the possibility of cash-flow deficiencies that could occur just prior to debt service payment dates. The Illinois Environmental Protection Agency (IEPA) develops the intended-use plan and project priority list, and updates both annually. Management invests its cash in compliance with the master trust agreement and receives monthly investment reports.

Rating above the sovereign

Because we view securitizations backed by pools of public-sector assets as highly sensitive to country risk, we cap the rating on the securitization at two notches above the sovereign. However, no specific sovereign default stress is applied, given the U.S. sovereign rating is 'AA+'.

Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.spglobal.com/ratings for further information. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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In this section

PRESS RELEASE

July 2, 2024

Biden-Harris Administration Announces Next Funding Round of \$504 Million for 12 Tech Hubs Across America

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Contact: EDA Public Affairs Department, edamedia@eda.gov

WASHINGTON, DC — The Biden-Harris Administration, through the U.S. Department of Commerce's Economic Development Administration (EDA), announced another funding round of approximately \$504 million in implementation grants to 12 Tech Hubs <http://eda.gov/funding/programs/regional-technology-and-innovation-hubs> to scale up the production of critical technologies, create jobs in innovative industries, strengthen U.S. economic competitiveness and national security, and accelerate the growth of industries of the future in regions across the United States.

The Tech Hubs Program <http://eda.gov/funding/programs/regional-technology-and-innovation-hubs> is a flagship initiative of President Biden's Administration to invest in and grow the economies in communities across the country, advancing America's global leadership in

critical technologies, and strengthening our national and economic security.

“Every American deserves the opportunity to thrive, no matter where they live. Today’s announcement that the Department of Commerce is investing \$504 million in Regional Technology and Innovation Hubs across the country will ensure that the benefits of the industries of the future – from artificial intelligence and clean energy, to biotechnology and more – are shared with communities that have been overlooked for far too long, including rural, Tribal, industrial, and disadvantaged communities,” **said Vice President Kamala Harris**. “These Tech Hubs will give regions across our nation the resources and opportunities necessary to lead in the economy of tomorrow while creating good-paying jobs for American workers.”

“Through the Tech Hubs program, we are maintaining our competitive edge by advancing America’s leadership in commercializing critical emerging tech sectors. And we’re leveraging the diverse talent and resources that currently exist across the country to achieve this goal,” **said U.S. Secretary of Commerce Gina Raimondo**. “Thanks to President Biden’s commitment to his investing in America agenda, these 12 Tech Hubs will play a critical role in accelerating America’s leadership in the industries of the future, all while creating high quality, family-sustaining 21st century jobs in people’s backyards.”

President Biden announced the selection of 31 Tech Hubs Designees in October 2023. EDA has selected projects for funding in each of the 12 Hubs below, with award amounts to be finalized in the coming months.

Tech Hubs implementation awardees are:

- **Elevate Quantum Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/elevate-quantum-tech-hub>> (Colorado, New Mexico)
Lead Agency: Elevate Quantum
Technology Focus: quantum information technology
Estimated Award Amount: \$41 million
- **Headwaters Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/headwaters-hub>> (Montana)
Lead Agency: Accelerate Montana
Technology Focus: smart photonic sensor systems
Estimated Award Amount: \$41 million

- **Heartland BioWorks** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/heartland-bioworks>>(Indiana)
Lead Agency: Applied Research Institute
Technology Focus: biomanufacturing
Estimated Award Amount: \$51 million
- **iFAB Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/ifab-tech-hub>>(Illinois)
Lead Agency: University of Illinois Urbana-Champaign
Technology Focus: precision fermentation and biomanufacturing
Estimated Award Amount: \$51 million
- **Nevada Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/nevada-tech-hub>>(Nevada)
Lead Agency: University of Nevada, Reno
Technology Focus: lithium batteries and electric vehicle materials
Estimated Award Amount: \$21 million
- **NY SMART I-Corridor Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/ny-smart-i-corridor-tech-hub>> (New York)
Lead Agency: CenterState Corporation for Economic Opportunity
Technology Focus: semiconductor manufacturing
Estimated Award Amount: \$40 million
- **ReGen Valley Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/regen-valley-tech-hub>> (New Hampshire)
Lead Agency: Advanced Regenerative Manufacturing Institute
Technology Area: biofabrication
Estimated Award Amount: \$44 million
- **SC Nexus for Advanced Resilient Energy** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/sc-nexus-for-advanced-resilient-energy>> (South Carolina, Georgia)
Lead Agency: South Carolina Department of Commerce
Technology Focus: clean energy supply chain
Estimated Award Amount: \$45 million
- **South Florida ClimateReady Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/south-florida-climateready-tech-hub>> (Florida)
Lead Agency: Miami Dade County Innovation and Economic Development Office
Technology Focus: sustainable and climate-resilient infrastructure
Estimated Award Amount: \$19 million

- **Sustainable Polymers Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/sustainable-polymers-tech-hub>> (Ohio)
Lead Agency: Greater Akron Chamber
Technology Focus: sustainable polymers
Estimated Award Amount: \$51 million
- **Tulsa Hub for Equitable & Trustworthy Autonomy**
<<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/tulsa-hub-for-equitable-trustworthy-autonomy>> (Oklahoma)
Lead Agency: Tulsa Innovation Labs
Technology Focus: secure autonomous systems
Estimated Award Amount: \$51 million
- **Wisconsin Biohealth Tech Hub** <<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs/2023/wisconsin-biohealth-tech-hub>> (Wisconsin)
Lead Agency: BioForward Wisconsin
Technology Focus: personalized medicine
Estimated Award Amount: \$49 million

“The Department of Commerce is laser focused on expanding economic opportunity to every corner of this country,” said **Deputy Commerce Secretary Don Graves**. “The Tech Hubs program is a commitment to American economic prosperity and success. These 12 awardees embody the innovation and creativity that can be found nationwide, boosting U.S. manufacturing and bolstering U.S. global competitiveness, bringing President Biden’s Investing In America agenda to the forefront.”

Phase 1 of the program identified 31 Tech Hubs in geographically diverse, high-potential regions across the country with demonstrated expertise in emergent technology sectors. Collectively, these Tech Hubs secured well over a thousand commitments, attracting more than \$4 billion in investment commitments and catalyzing meaningful public and institutional policy changes that support their strategies. In Phase 2, the Tech Hubs developed and proposed projects to propel their growth into globally recognized regions that produce and deliver the technologies of the future.

Overall, consortia membership grew by 50 percent since the Hubs were designated in October 2023, and over a third of consortia members are industry partners, demonstrating strong community support. If subsequent funding becomes available, EDA plans to invest in additional Tech Hubs, keeping this innovative program’s momentum going for decades to come.

The Tech Hubs Program was authorized by the bipartisan CHIPS and Science Act, a key part of President Biden’s Investing in America agenda, which he signed into law in August 2022. The statute authorized \$10 billion for the program over five years. To date, EDA has been appropriated \$541 million for the program.

“The Tech Hubs Designees exemplify place-based economic development strategies at their best: combining federal resources with regional assets, expertise, and coalitions to implement transformational opportunities,” said **Assistant Secretary of Commerce for Economic Development Alejandra Y. Castillo**. “We’re excited to see this initial round of implementation funding supporting a surge of new jobs, new technologies, and new energy to bolster America’s competitiveness.”

Read more about the Tech Hubs program at TechHubs.gov

<http://eda.gov/funding/programs/regional-technology-and-innovation-hubs>

About the U.S. Economic Development Administration (www.eda.gov)

The mission of the U.S. Economic Development Administration (EDA) is to lead the federal economic development agenda by promoting competitiveness and preparing the nation’s regions for growth and success in the worldwide economy. An agency within the U.S. Department of Commerce, EDA invests in communities and supports regional collaboration in order to create jobs for U.S. workers, promote American innovation, and accelerate long-term sustainable economic growth.

Topics: TECH HUBS

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Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor

FOR IMMEDIATE RELEASE

July 02, 2024

DCEO Contact:

DCEO.media@illinois.gov

**Gov. Pritzker, IL Congressional Leaders Announce iFAB
Awarded \$51 million EDA Tech Hubs Grant**

*iFAB Tech Hub Selected for EDA Phase 2 Funding, Advancing Illinois as a
Leader in Precision Fermentation*

URBANA –Today, the U.S. Economic Development Administration (EDA) announced

that the state has secured approximately \$51 million in federal funding for the Illinois Fermentation and Agriculture Biomufacturing (iFAB) Tech Hub, leveraging the state’s leading production of raw agricultural materials to develop sustainable alternatives to fossil fuel-based products. This pivotal funding from EDA marks a significant milestone in advancing Illinois’ leadership in the precision fermentation and biomanufacturing industry – propelling economic growth, business development opportunities and the creation of good-paying jobs.

“Today’s announcement demonstrates that Illinois is leading the nation in biotechnology and biomanufacturing,” **said Governor JB Pritzker**. “Thanks to this \$51 million investment from our federal partners, the iFAB consortium will have the resources they need to expand their cutting-edge research and bring innovation and growth to Central Illinois for decades to come.”

The iFAB consortium of leaders from higher education, economic development organizations, government, and industry has secured significant commitments, including over \$680 million in cash match and strategic investments, demonstrating strong confidence and backing from stakeholders. This initiative will unite cutting-edge R&D, scalable infrastructure, and abundant feedstock production within a 51-mile radius, positioning Central Illinois as a preeminent destination for biomanufacturing. The precision fermentation industry is projected to reach \$200 billion by 2040, with the potential to generate 1 million jobs by 2030.

“With today’s news, Illinois will remain a global leader in biotechnology and biomanufacturing—especially in critical fields like food and agriculture—and will stimulate local economies, and improve food security for decades to come,” **said Senator Dick Durbin**. “I commend the Biden-Harris Administration for their innovative *CHIPS and Science Act*, and for establishing the Tech Hubs program. I look forward to seeing all iFAB can achieve for future generations.”

“I’m so pleased iFAB is receiving this critical Tech Hub funding, unlocking innovation, investment and job creation for years to come,” said Senator Tammy **Duckworth**. “Illinois is already a hub of agriculture, manufacturing, transportation and technology, making our state ideally positioned for these Tech Hub awards. I was proud to help pass the *CHIPS and Science Act*, and I’m thrilled that with programs like iFAB we’re making it

clear our state has the projects and innovation ready to harness the law's new investments and help bring our state, nation and world into the future.”

“The \$51 million federal investment in the iFAB Tech Hub is a game changer for Central Illinois,” **said Congresswoman Nikki Budzinski (IL-13)**. “For years, our region has been leading the nation in groundbreaking agricultural research. The funding announced today will build on that foundation with explosive economic growth and place Decatur, Monticello and Champaign at the center of a booming bioeconomy. I’ve been proud to push for these resources and I couldn’t be more excited to see our area’s unique potential unlocked with this historic investment.”

“Securing this grant is a testament to the hard work and collaboration of our partners and the strategic importance of leveraging biology as a manufacturing technology of the future — we are thrilled to lead this charge in making Central Illinois the heart of biomanufacturing in the U.S. and beyond,” **said Beth Conerty, iFAB regional innovation officer and associate director of business development at the Integrated Bioprocessing Research Laboratory, part of the College of Agricultural, Consumer and Environmental Sciences at U. of I.**

“The EDA Tech Hub grant for iFAB is a game changer that has the power to generate billions in economic impact for central Illinois and the state as a whole,” **said DCEO Director Kristin Richards**. “Through collaboration, Illinois continues to position itself as an industry-leading state for biofermentation and we look forward to serving as a catalyst for cutting edge breakthroughs in this critical industry.”

The approximately \$51 million in EDA funding will be strategically allocated to projects that encompass infrastructure development, industry partnerships and more. This comprehensive approach ensures that the iFAB Tech Hub will catalyze significant economic growth, attract additional private investment, and establish Illinois as a leader in precision fermentation. EDA’s Phase 2 Implementation Grant will strengthen iFAB’s ability to attract and support companies to join the growing biomanufacturing ecosystem in Champaign, Piatt, and Macon counties.

- **Bioprocessing expansion:** The EDA grant will help realize a \$40 million expansion of Integrated Bioprocessing Research Laboratory (IBRL), which will include a 1500-liter fermenter capacity upgrade.
- **Production line expansion:** Primient and Synonym will receive funding to increase fermentation capacity and ADM will use Phase 2 funding to upgrade their precision fermentation facility. This significant investment solidifies Decatur’s role as a key player in Central Illinois’ expanding biomanufacturing corridor.
- **iFAB Tech Hub Management:** The EDA grant will also support the iFAB Tech Hub’s management.

iFAB is supported by Innovate Illinois, a strategic initiative led by Governor Pritzker and co-chaired by U. of I. Chancellor Robert J. Jones.

“Today’s EDA grant not only acknowledges but actively fuels our mission to establish Central Illinois as a pivotal biomanufacturing player on the global stage. With these new resources, we are equipped to accelerate our initiatives, ensuring that our region not only meets but sets the gold standard for biomanufacturing innovation,” **said U. of I. Chancellor Robert J. Jones**. “This partnership exemplifies how the University of Illinois Urbana-Champaign can leverage its expertise and resources to fuel progress and prosperity right in our backyard.”

The Illinois Fermentation and Agriculture Biomanufacturing (iFAB) Tech Hub

The iFab Consortium is led by the Integrated Bioprocessing Research Laboratory (IBRL) at the University of Illinois Urbana-Champaign and brings together over 30 partners representing Central Illinois' leading academic,

industry, and government organizations to address the growing demand for fermentation in biomanufacturing. Precision fermentation is critical for the sustainable production of the nutritional components that will feed the growing global population.

Illinois is the largest state for soy production and the second largest for corn production, which ensures the state's agricultural industry has the necessary assets needed to transform Central Illinois into a global leader in biomanufacturing. The Tech Hub award for iFAB will have profound benefits for the nation's food security, increase supply chain resilience, and boost Illinois' decarbonization efforts and global competitiveness.

###

IX. MONTHLY PROCUREMENT REPORT

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**ILLINOIS FINANCE AUTHORITY
PROCUREMENT REPORT OF ACTIVITY SINCE PRIOR BOARD REPORT**

**BOARD MEETING
July 09, 2024**

CONTRACTS/AMENDMENTS EXECUTED					
Procurement Type	Vendor	Term/Purchase Date	Estimated Not to Exceed Value	Action/Proposed Method of Procurement	Products/Services Provided
Small Purchase Contracts	CFR, Inc	06/01/24-06/30/24	\$3,190.00	Executed	Server Rental-Audit Required
	National Tek Services	06/14/24-06/13/25	\$4,981.00	Executed	Tenable Nessus Software
	The Accelerate Group	07/01/24-06/30/25	\$100,000	Executed	Climate Bank Consulting
Illinois Procurement Code Contracts	Amalgamated Bank of Chicago	11/1/23-10/31/24	\$20,000	Executed	Receiving Agent Services
	Boston Consulting Group	02/23/24-04/02/24	\$430,000	Executed	Bid Solicitation- ifab-Agriculture/ Fermentation Federal Consultant
	Boston Consulting Group	02/23/24-04/02/24	\$430,000	Executed	Bid Solicitation- Bloch-High Speed Computing-Federal Consultant
	Boston Consulting Group	04/19/24-05/31/24	\$315,332	Executed	Bid Solicitation- Distressed Area Recompete Pilot Pro Federal Consultant
	Com Microfilm	07/01/24-06/30/25	\$5,522.94	Executed	Docuware Maintenance
	Com Microfilm	07/01/24-06/30/25	\$9,799.19	Executed	Document Imaging Services
	Acacia	07/01/24-06/30/25	\$176,000	Executed	Financial Advisor Services
	Sycamore Advisors	07/01/24-06/30/25	\$176,000	Executed	Financial Advisor Services

**ILLINOIS FINANCE AUTHORITY
PROCUREMENT REPORT OF ACTIVITY SINCE PRIOR BOARD REPORT**

**BOARD MEETING
July 09, 2024**

	Various Legal Firms-TBD	02/17/25- 02/16/30	TBD	In-Process	Legal Services RFP
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EXPIRING CONTRACTS-OTHER

Procurement Type	Vendor	Expiration Date	Estimated Not to Exceed Value	Action/Proposed Method of Procurement	Products/Services Provided
<i>Credit Card</i>	Amalgamated-Credit Card	05/01/25	\$80,000	Continue	Credit Card
<i>Bank Depository</i>	Bank of America-Depository	06/30/25	\$400,000	Continue	Bank of America Operating Account

INTER-GOVERNMENTAL AGREEMENTS

Procurement Type	Vendor	Term	Estimated Not to Exceed Value	Action/Proposed Method of Procurement	Products/Services Provided
<i>Inter-Governmental Agreements</i>	Office of the Illinois Treasurer	04/21/23- No End Date	N/A	MOU- Executed	Either Agency may provide each other Professional Services at no cost
	Office of the State Fire Marshal (OSFM)	07/01/20- 06/30/25	N/A	IGA-Executed	Fire Truck Revolving Loan Program
	Illinois Environmental Protection Agency	6/27/2024- 6/26/2029	N/A	IGA -Executed	Administration of the EE RLF Program

X. CORRECTION AND APPROVAL OF MINUTES

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ILLINOIS FINANCE AUTHORITY
May 14, 2024
Regular Meeting of the Members
9:00 AM

TRANSCRIPT OF PROCEEDINGS

had at the meeting of the above-entitled cause at
160 North LaSalle Street, 10th Floor, Chicago,
Illinois, taken before Patricia S. Mann, CSR, RPR,
License No. 084-001853 on Tuesday, May 14, 2024, at
the hour of 9:00 a.m.

PRESENT:

- Will Hobert, Chair
- Drew Beres, Member
- Karen Caldwell, Member
- Steven Landek, Member
- Roger Poole, Member
- Tim Ryan, Member
- Michael Strautmanis, Member
- Lynn Sutton, Member
- Randal Wexler, Member
- Brad Zeller, Member

ALSO PRESENT:

- Mr. Chris Meister, Executive Director
- Mr. Brad Fletcher, Senior Vice President,
Treasurer and Assistant Secretary
- Ms. Sara Perugini, Vice President,
Healthcare/CCRC
- Ms. Ximena Granda, SVP of Finance &
Administration
- Ms. Maria Colangelo, SVP of Commercial
Lending
- Ms. Claire Brinley, Assistant Secretary

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1 CHAIR HOBERT: This is Will Hobert, Chair of
2 the Illinois Finance Authority. I would like to
3 call this meeting to order.

4 ASSISTANT SECRETARY BRINLEY: This is Claire
5 Brinley. Today's date is Tuesday, May 14, 2024,
6 and this regular meeting of the Authority has been
7 called to order by Chair Hobert at the time of 9:02
8 a.m.

9 Chair Hobert and some Members are
10 attending this meeting in person in Suite S-1000 of
11 160 North LaSalle Street in Chicago, Illinois, and
12 some Members are attending in person in Hearing Room
13 A of 527 East Capitol Avenue in Springfield,
14 Illinois. The two locations are connected through
15 an interactive video and audio conference.

16 CHAIR HOBERT: This is Will Hobert. Will the
17 Assistant Secretary please call the roll?

18 ASSISTANT SECRETARY BRINLEY: This is Claire
19 Brinley. I will call the roll:

20 Member Abrams? Member Beres?

21 MEMBER BERES: Here.

22 ASSISTANT SECRETARY BRINLEY: Member Caldwell?
23 Member Fuentes? Member Juracek? Member Landek?

24 MEMBER LANDEK: Here.



1 ASSISTANT SECRETARY BRINLEY: Vice Chair Nava?
 2 Member Pawar?
 3 MEMBER PAWAR: Here.
 4 ASSISTANT SECRETARY BRINLEY: Member Poole?
 5 MEMBER POOLE: Present.
 6 ASSISTANT SECRETARY BRINLEY: Member Ryan?
 7 MEMBER RYAN: Here.
 8 ASSISTANT SECRETARY BRINLEY: Member
 9 Strautmanis?
 10 MEMBER STRAUTMANIS: Here.
 11 ASSISTANT SECRETARY BRINLEY: Member Sutton?
 12 MEMBER SUTTON: Here.
 13 ASSISTANT SECRETARY BRINLEY: Member Wexler?
 14 MEMBER WEXLER: Here.
 15 ASSISTANT SECRETARY BRINLEY: Member Zeller?
 16 MEMBER ZELLER: Here.
 17 ASSISTANT SECRETARY BRINLEY: And Chair
 18 Hobert?
 19 CHAIR HOBERT: Here.
 20 ASSISTANT SECRETARY BRINLEY: Again, this is
 21 Claire Brinley. Chair Hobert, in accordance with
 22 Section 2.01 of the Open Meetings Act, as amended,
 23 a quorum of Members has been cons ituted. I note
 24 that Members Poole and Zeller are attending at the

1 Springfield location while the Chair and the rest
 2 of the Members are attending from the Chicago
 3 location.
 4 For anyone from the public
 5 participating via phone, to mute and unmute your
 6 line, you may press *6 on your keypad if you do not
 7 have that feature on your phone. As a reminder, we
 8 are being recorded and a Court Reporter is
 9 transcribing today's proceedings. For the
 10 consideration of the Court Reporter, I would also
 11 like to ask that each Member state their name before
 12 making or seconding a motion or otherwise providing
 13 any comments for the record.
 14 The agenda for this public meeting
 15 was posted in the lobby and on the tenth floor of
 16 160 North LaSalle Street in Chicago, on the first
 17 floor of 527 East Capitol Avenue in Springfield,
 18 and on the Authority's website, in each case, as of
 19 last Thursday, May 9, 2024. Building security at
 20 160 North LaSalle Street in Chicago and 527 East
 21 Capitol Avenue in Springfield have been advised that
 22 any members of the public who choose to do so and
 23 choose to comply with the building's public health
 24 and safety requirements may come to those respective



1 rooms and listen to the proceedings.

2 I am confirming that I can see and
3 hear the Springfield location clearly. Member
4 Poole, can you confirm that this video and audio
5 conference is clearly seen and heard at the
6 Springfield location?

7 MEMBER POOLE: Yes, I can. This is Roger
8 Poole. I am physically here with Brad Zeller in
9 Springfield, and I confirm that I can see and hear
10 the Chicago location clearly, but choose to come to
11 this location to participate in the proceedings --
12 I'm sorry -- excuse me -- any members of the public
13 who choose to come to this location and participate
14 in the proceedings. Thank you.

15 ASSISTANT SECRETARY BRINLEY: This is Claire
16 Brinley. If any members of the public participating
17 via video or audio conference find that they cannot
18 see or hear these proceedings clearly, please call
19 312-651-1300 or write info@il-fa.com immediately to
20 let us know, and we will endeavor to solve the video
21 or audio issue.

22 CHAIR HOBERT: This is Will Hobert. Does
23 anyone wish to make any additions, edits, or
24 corrections to today's agenda?

1 Hearing none, I would like to request
2 a motion to approve the agenda. Is there such a
3 motion?

4 MEMBER BERES: This is Drew Beres. So moved.

5 MEMBER WEXLER: This is Randy Wexler. Second.

6 CHAIR HOBERT: This is Will Hobert. All those
7 in favor?

8 [Ayes via voice vote]

9 CHAIR HOBERT: Any opposed?

10 This is Will Hobert. The ayes have
11 it and the motion carries.

12 Next on the agenda is public
13 comment.

14 ASSISTANT SECRETARY BRINLEY: This is Claire
15 Brinley. If anyone from the public participating
16 via video and audio conference wishes to make a
17 comment, please indicate your desire to do so by
18 using the "Raise Hand" function. Click on the
19 "Raise Hand" option located on the right side of
20 your screen.

21 If anyone from the public
22 participating via phone wishes to make a comment,
23 please indicate your desire to do so by using the
24 "Raise hand" function by pressing *3.



1 CHAIR HOBERT: This is Will Hobert. Is there
2 any public comment for the Members?

3 Hearing none, welcome to the
4 regularly scheduled May 14, 2024, meeting of the
5 Illinois Finance Authority.

6 We are happy to welcome Endeavor
7 Health Clinical Operations and American College of
8 Surgeons to this morning's agenda. I also thank
9 and congratulate Brad Fletcher and Sara Perugini
10 for their recent -- for their work in recent
11 months on particularly complex and time-consuming
12 debt financings. As mentioned in your materials,
13 these projects have met significant milestones
14 recently and we expect to update Members as
15 appropriate.

16 The other major news is the U.S.
17 EPA's award to the Authority as Climate Bank of more
18 than \$150 million in the National Solar for All
19 competition of the Greenhouse Gas Reduction Fund on
20 April 22nd, 2024. This is a major accomplishment
21 for the STATE and for the Authority. On behalf of
22 all of us, Members and Staff, I thank Governor
23 Pritzker and his team for their support during this
24 process.



1 Now, I will turn the floor --

2 DIRECTOR MEISTER: Oh, Chair.

3 CHAIR HOBERT: Yes?

4 DIRECTOR MEISTER: I understand that we're
5 having challenges connecting Naomi Davis --

6 CHAIR HOBERT: Okay.

7 DIRECTOR MEISTER: If you could move to agenda
8 item five and I'll defer that and then go on.

9 CHAIR HOBERT: All right, great. So hopefully,
10 we will hear from Naomi when she can connect.

11 There were no Committee meetings held
12 this month. Next, is the presentation and
13 consideration of new business items. I would now
14 like to ask for the general consent of the Members
15 to consider New Business Items 1, 2, 3 and 4
16 collectively, and to have the subsequent recorded
17 vote applied to each respective, individual New
18 Business Item, unless there are any specific New
19 Business items that a Member would like to consider
20 separately.

21 Hearing no need for separate
22 consideration or recusal, I would like to consider
23 New Business Items 1, 2, 3 and 4 under the consent
24 agenda and take a roll call vote. Sara?



1 MS. PERUGINI: Good morning. This is Sara
2 Perugini. At this time, I would like to note that
3 for each conduit New Business Item presented on
4 today's agenda, the Members are considering the
5 approval only of the resolution and the
6 not-to-exceed parameters contained therein.

7 Item 1: Endeavor Health Clinical Operations.
8 Item 1 is a Final Bond Resolution providing for the
9 issuance of not-to-exceed \$500,000,000 in aggregate
10 principal amount of Revenue Bonds, Series 2024
11 (Endeavor Health Credit Group), in one or more
12 series (the "Bonds"), of the Illinois Finance
13 Authority, the proceeds of which are to be loaned
14 to Endeavor Health Clinical Operations (the
15 "Borrower"),
16 and authorizing and approving related
17 matters. The proceeds from the sale of the Bonds
18 will be loaned to the Borrower in order to assist
19 the Borrower in providing all or some of the funds
20 necessary to do any or all of the following: (1)
21 refund all or a portion of the outstanding
22 \$45,255,000 original principal amount Illinois
23 Finance Authority Revenue Bonds, Series 2022E
24 (Northshore - Edward-Elmhurst Health Credit Group)

1 (the "Series 2022E Bonds"); (2) refund all or a
2 portion of the outstanding \$45,255,000 original
3 principal amount Illinois Finance Authority Revenue
4 Bonds, Series 2022F (Northshore - Edward-Elmhurst
5 Health Credit Group) (the "Series 2022F Bonds"); (3)
6 refund all or a portion of the outstanding
7 \$130,000,000 original principal amount Illinois
8 Finance Authority Revenue Bonds, Series 2022G
9 (Northshore - Edward-Elmhurst Health Credit Group)
10 (the "Series 2022G Bonds"); (4) refund all or a
11 portion of the outstanding \$100,000,000 original
12 principal amount Illinois Finance Authority Revenue
13 Bonds, Series 2022H, (Northshore - Edward-Elmhurst
14 Health Credit Group) (the "Series 2022H Bonds" and,
15 together with the 2022E Bonds, the Series 2022F
16 Bonds and the Series 2022G Bonds, the "Prior
17 Bonds"); and (5) pay certain expenses incurred in
18 connection with the issuance of the Bonds and the
19 refunding of the Prior Bonds, including the cost of
20 any credit or liquidity enhancement, all as
21 permitted by the Illinois Finance Authority Act.

22 The plan of finance contemplates a
23 public offering by BofA Securities, Inc., J.P.
24 Morgan Securities, LLC, and/or other underwriters as



1 may be approved by the Authority (with execution of
2 one or more bond purchase agreements constituting
3 approval by the Authority of the underwriters). The
4 Borrower has applied to Moody's Investors Service,
5 Inc., and S&P Global Ratings for long-term ratings
6 in connection with the proposed issuance of the
7 Bonds.

8 The Bonds will be available in
9 denominations of \$5,000 or any integral multiple
10 thereof. Each series of Bonds will bear interest at
11 one or more fixed rates not to exceed a weighted
12 average annual rate of 6% per annum. The Final Bond
13 Resolution authorizes a final maturity of not later
14 than 30 years from the date of issuance.

15 Does any Member have any questions or
16 comments?

17 Item 2: American College of Surgeons

18 Item 2 is a Final Bond Resolution
19 authorizing the issuance of the Illinois Finance
20 Authority Taxable Revenue Bond, American College of
21 Surgeons, Series 2024A (the "Series 2024A Bond") and
22 the Illinois Finance Authority Taxable Revenue Bond,
23 American College of Surgeons, Series 2024B (the
24 "Series 2024B Bond" and together with the Series

1 2024A Bond, the "Bonds"), in an aggregate principal
2 amount not to exceed \$93.5 million, the proceeds of
3 which are to be loaned to the American College of
4 Surgeons, an Illinois not-for-profit corporation
5 (the "Borrower"), in order to assist the Borrower in
6 providing all or a portion of the funds necessary to
7 refinance the outstanding principal amount of a
8 taxable loan incurred by the Borrower from PNC Bank,
9 National Association (the "Taxable Loan") and pay
10 certain costs of issuance relating to the Bonds and
11 the refinancing of the Taxable Loan (collectively,
12 the "Financing Purposes").

13 The plan of finance contemplates that
14 the Authority will issue the Bonds under one or more
15 Bond and Loan Agreements as a direct purchase by
16 JPMorgan Chase Bank, National Association (the "Bond
17 Purchaser"). The Series 2024A Bond will bear
18 interest at an initial fixed rate not to exceed a
19 weighted average annual rate of 7.5% per annum. The
20 Series 2024B Bond will bear interest at variable
21 rates established pursuant to the respective Bond
22 and Loan Agreement (with an initial variable rate
23 for the Series 2024B Bond not to exceed 7.5% per
24 annum). The Final Bond Resolution authorizes a final



1 maturity of not later than 40 years from the date of
2 issuance.

3 As background, the Authority is
4 authorized to provide financing and refinancing for
5 certain "industrial projects" (as defined in the
6 Authority Act) for use by not-for-profit
7 corporations in any trade or business that is
8 located within or outside the State; provided that,
9 with respect to a project involving property located
10 outside of the State, the property must be owned,
11 operated, leased or managed by an entity located
12 within the State. The Borrower has a significant
13 presence in the State as evidenced by the location
14 of its headquarters in Chicago, Illinois.

15 The proceeds of the Taxable Loan
16 were used by the Borrower to (i) refinance a then
17 outstanding taxable loan incurred by the Borrower
18 from The Northern Trust Company that was used, among
19 other things, to purchase, renovate and equip an
20 office building situated at 20 F Street NW,
21 Washington, D.C., 20001, and (ii) finance the
22 development of a registry platform, including
23 reporting, analytics and business intelligence.

24 Does any Member have any questions or



1 comments?

2 Item 3: Resolution approving fee
3 schedule for taxable private activity bonds

4 Item 3 is a Resolution approving a
5 fee schedule for taxable private activity bonds.
6 Approval of the related Resolution is essential to
7 ensure the Authority's commercial viability with its
8 existing conduit borrowers that may benefit from the
9 Authority's issuance of taxable private activity
10 bonds. In limited circumstances, banks as
11 bondholders of such obligations are willing to
12 accept a lower interest rate than they would accept
13 under traditional bank financing due to internal
14 capital allocation processes for taxable private
15 activity bonds. Special rules apply to bonds that
16 are private activity bonds for those bonds to
17 otherwise be tax-exempt qualified private activity
18 bonds. Additionally, the Authority may issue
19 "taxable tails" from time to time for its existing
20 conduit borrowers if the entirety of their debt
21 financing cannot be financed with the issuance of
22 tax-exempt qualified private activity bonds under
23 federal tax law.

24 Ultimately, these changes will serve



1 to make the Authority more competitive relative to
2 its peers in the public finance industry and reflect
3 the Authority's commitment to adapt to evolving
4 market dynamics and to improve financial
5 sustainability.

6 Does any Member have any questions
7 or comments?

8 Item 4: Resolution regarding the
9 Illinois Finance Authority Compliance Examination
10 for the Two Fiscal Years Ended June 30, 2023.

11 Item 4 is a Resolution to accept the
12 Illinois Finance Authority Compliance Examination
13 for the two fiscal Years ended June 30, 2023. In
14 the opinion of the Special Assistant Auditors,
15 except for the noncompliance described in the
16 Authority's Fiscal Years 2022 and 2023 Compliance
17 Examination findings, the Authority complied, in
18 all material respects, with the requirements
19 described therein for the two years ended June 30,
20 2023.

21 Does any Member have any questions or
22 comments?

23 CHAIR HOBERT: This is Will Hobert. I would
24 like to request a motion to pass and adopt the

1 following New Business Items: 1, 2, 3 and 4. Is
2 there such a motion?

3 MEMBER PAWAR: This is Ameya Pawar. So moved.

4 MEMBER POOLE: This is Member Roger Poole.

5 Second.

6 CHAIR HOBERT: This is Will Hobert. Will the
7 Assistant Secretary please call the roll?

8 MR. FLETCHER: This is Brad Fletcher. Please
9 let the record reflect that Member Caldwell has
10 joined the roll call at 9:16 a.m

11 CHAIR HOBERT: This is Will Hobert. Will the
12 Assistant Secretary please call the roll.

13 ASSISTANT SECRETARY BRINLEY: This is Claire
14 Brinley. On the motion by Member Pawar and second
15 by Member Poole, I will call the roll:

16 Member Beres?

17 MEMBER BERES: Yes.

18 ASSISTANT SECRETARY BRINLEY: Member Landek?

19 MEMBER LANDEK: Yes.

20 ASSISTANT SECRETARY BRINLEY: And a second by
21 Member Caldwell.

22 MEMBER CALDWELL: Yes.

23 ASSISTANT SECRETARY BRINLEY: Thank you.

24 Member Caldwell?



1 MEMBER CALDWELL: Yes.

2 ASSISTANT SECRETARY BRINLEY: Member Pawar?

3 MEMBER PAWAR: Yes.

4 ASSISTANT SECRETARY BRINLEY: Member Poole?

5 MEMBER POOLE: Yes.

6 ASSISTANT SECRETARY BRINLEY: Member Ryan?

7 MEMBER RYAN: Yes.

8 ASSISTANT SECRETARY BRINLEY: Member

9 Strautmanis?

10 MEMBER STRAUTMANIS: Yes.

11 ASSISTANT SECRETARY BRINLEY: Member Sutton?

12 MEMBER SUTTON: Yes.

13 ASSISTANT SECRETARY BRINLEY: Member Wexler?

14 MEMBER WEXLER: Yes.

15 ASSISTANT SECRETARY BRINLEY: Member Zeller?

16 MEMBER ZELLER: Yes.

17 ASSISTANT SECRETARY BRINLEY: And finally,

18 Chair Hobert?

19 CHAIR HOBERT: Yes.

20 ASSISTANT SECRETARY BRINLEY: Again, this is

21 Claire Brinley. Chair Hobert, the ayes have it and

22 the motion carries.

23 CHAIR HOBERT: This is Will Hobert. Six, will

24 you please present the financial reports?



1 MS. GRANDA: This is Six Granda. Thank you,

2 Chair Hobert. Good morning, everyone. Today, I will

3 be presenting the financial report for the period

4 ending April 30th, 2024. Please note that all

5 information is preliminary and unaudited.

6 Beginning with the operating

7 revenues, our year-to-date operating revenues of

8 \$2.1 million are \$113,000 or 5.7% percent higher

9 than budget.

10 Our operating expenses of \$4.4

11 million are \$639,000 or 17 percent higher than

12 budget. This is primarily attributable to the

13 Authority posting professional services of \$848,000

14 higher than budget due to Climate Bank and Funds for

15 Future Jobs (hereinafter "4FJ") activities. Our

16 year-to-date professional services expenses for

17 Climate Bank activities total \$94,000 and for 4FJ

18 activities total \$1.5 million. If successful, the

19 Return on Investment regarding the 4FJ activities

20 can be more than \$190 million and can leverage up

21 to \$1.3 billion in non-federal funds.

22 Taken all together, the Authority

23 posting for an Operating Net Loss of approximately

24 \$2.3 million.



1 Our non-operating activity, our
 2 year-to-date interest and investment income of \$1.6
 3 million are \$37,000 or 2.2 percent below budget.
 4 The Authority posted \$756,000 mark-to-market,
 5 non-cash appreciation in its investment portfolio.
 6 This non-cash appreciation, coupled with an
 7 approximate \$15,000 of realized loss on the sale of
 8 certain Authority investments, will result in a
 9 year-to-date Investment Income Position of \$2.4
 10 million which is \$704,000 higher than budget. Our
 11 year-to-date Grant income of \$638,000 is \$300,000
 12 higher than budget.

13 Our year-to-date Operating loss of
 14 approximately \$2.3 million and the year-to-date
 15 Investment Position Income and the Grant Income of
 16 \$3 million will result in a year-to-date Net Income
 17 of approximately \$707,000 which is \$478,000 higher
 18 than budget.

19 The General Fund continues to
 20 maintain a net position of \$59.8 million as of April
 21 30, 2024. Our total assets in the General Fund are
 22 \$64.8 million (consisting mostly of cash,
 23 investments, and receivables). Our unrestricted
 24 cash and investments total \$52.6 million (with \$35.9

1 million in cash). Our restricted cash of \$2.7
 2 million. Our notes receivable from the former
 3 Illinois Rural Bond Bank local governments total
 4 \$3.7 million. Our Participation Loans, SSBCI Loans,
 5 our DACA Loans and other loans receivable total \$3.9
 6 million.

7 Regarding the Authority's direct
 8 lending activities, the Authority funded one SSBCI
 9 loan in the amount of \$240,000 and received \$3,000
 10 of principal and interest payments during April.
 11 Under the DACA Loan program, the Authority collected
 12 \$30,000 in principal payments during April. The
 13 Authority has also funded a direct loan in the
 14 amount of \$1.6 million to Afterglow Climate Justice
 15 Fund on May 7, 2024.

16 The Authority also collected \$2
 17 million of principal and interest payments in April
 18 under the Natural Gas Loan Program. As of April 30,
 19 2024, the Authority has no loans outstanding under
 20 the Natural Gas program.

21 I need to make one correction that
 22 was provided in the Financial Memo. The
 23 Firefighter's Pension Investment Fund direct loan
 24 is scheduled to mature on June 30, 2024. The



1 outstanding balance is \$627,000 of principal as of
2 April 30, 2024, not \$1.3 million as it was stated in
3 the financial memo.

4 Moving on to the Forecast, our total
5 revenues of \$6.3 million are \$1.5 million or 30.4%
6 above budget. Our Total Expenses of \$5.2 million
7 are \$639,000 or 14.1% above budget we will end next
8 year with a Net Income of \$1.1 million or \$819,000
9 above budget

10 Now, moving on to Audit, CMS of
11 Internal Audit is currently working on the Locally
12 Held Funds Audit, the Purchasing, Contracts,
13 Intergovernmental Agreements and Leasing Audit, the
14 Federal Grant Audit and the Revenues, Receivable &
15 Receipts Audit. The Audits are ongoing and we're
16 hoping to complete those at the end of June 30,
17 2024.

18 The kickoff meeting for the Fiscal
19 Year 2024 Financial Audit to be performed by the
20 special assistant RSM US, LLP, will be sometime next
21 week.

22 Moving on to Human Resources, I want
23 to take this opportunity to congratulate Frankie
24 Patterson. Frankie has been with the Authority



1 since late 2007 and she has been a great asset to
2 the Finance Department. Frankie has made the
3 decision to finally retire, her last day with the
4 Authority will be May 31st, 2024. Thank you,
5 Frankie, you will be missed. Congratulations on
6 your retirement. The Authority posted the position
7 on various sites and we hope to hire someone by the
8 end of June.

9 We also want to say thank you to
10 Evans Joseph for his work with the Authority's
11 SSBCI program. Evans' last day will be on May 24th,
12 2024. Evan, thank you and good luck in your new
13 endeavors.

14 Lastly, I want to welcome Maria
15 Colangelo, our new Senior VP of Commercial Lending.
16 Maria will join the IFA team on May 22nd, 2024.
17 Maria will lead the SSBCI program and other
18 commercial lending elements of the Climate Bank.
19 Welcome, Maria!

20 Are there any questions or comments?
21 Hearing none, I will turn it over things over to
22 Director Meister.

23 DIRECTOR MEISTER: Thank you so much, Six.
24 Again, just to emphasize the importance of



1 Ms. Frankie Patterson to the operations of the
 2 Authority, if we could all give Ms. Frankie who's
 3 participating remotely a hand. Thank you so much
 4 for your service.

5 Again, this is one of the drawbacks
 6 of working with busy and effective people and then
 7 trying to do a combination of both remote and
 8 in-person. Our original plan was to have Naomi
 9 Davis who is the leader of Blacks and Greens
 10 participate. She is also -- she was making time
 11 in the midst of a two-day meeting that she was
 12 working with the U.S. EPA on and, obviously, she's
 13 had a conflict. But I think that she would be
 14 okay with -- with me summarizing her words which
 15 we included on pages 50 and 51 of your materials.

16 Again, sometime ago, back we had
 17 Reverend Tony Pierce, one of her colleagues, present
 18 back in March and then we approved a participation
 19 loan in April, that loan closed over the past couple
 20 of weeks, but Naomi wrote the Members and all of us
 21 a thank-you note and, again, at the bottom of page
 22 50 and 51, just to put this into the record, on
 23 behalf of Naomi Davis, "We recognize the faith and
 24 confidence you held in us and we're committed to



1 having a new relationship be -- our new relationship
 2 be a valuable investment for all Blacks and Greens
 3 aims for this project to advance our mission to help
 4 close America's racial wealth gap via the power of
 5 the new Green Economy. So we hope to have Ms. Davis
 6 join us in the future.

7 And before I dive into both the
 8 Climate Bank standing report which is found with
 9 attachments on page 47 and my request for the
 10 Climate Bank modification on page 71 and to provide
 11 a quick run-through of the message from the
 12 Executive Director, as Six had noticed under the
 13 4FJ an initiative of the Illinois Climate Bank also
 14 known as the Federal and Private Funds for Future
 15 Job Initiative, the Authority has helped certain
 16 applications for competitive funding, including the
 17 Decatur/Macon County's applications for Federal Tech
 18 Hub and Recompete.

19 At the end of April, the Phase II
 20 Decatur/Macon County Recompete was filed and we are
 21 pleased to today have, I hope, three representatives
 22 of that partnership. I saw Reverend Courtney Carson,
 23 I know that we have Justin Martin of the Decatur
 24 Building Trades, and is Dr. Chris Valdez of Richland



1 Community College on? I saw Reverend Carson and
 2 Justin Martin. Claire, did we see President Valdez,
 3 is he logged in?

4 Okay. So attached -- I'm going to
 5 find the page number of the -- this deck is also
 6 found on page 64 of your materials. And Reverend
 7 Carson, if we could turn to you and then turn to
 8 Justin Martin to describe for the Members the
 9 approach that Decatur/Macon county has taken on
 10 this Federal funding Recompete Phase II finalist
 11 and the partnerships. Turning to Reverend Carson.

12 REV. CARSON: Hello, everyone.

13 DIRECTOR MEISTER: Yes, we can hear you.

14 REV. CARSON: We are extremely excited here in
 15 the City of Decatur, Illinois, for this magnificent
 16 opportunity to further our work in the areas of
 17 different dimensions of the human experience meet
 18 and shape one another. I really whole-heartedly
 19 believe that this is maybe the first -- they just
 20 told me the meeting was being recorded.

21 This is the first time I've witnessed
 22 an Administration on a Presidential level respond
 23 to being actively involved in bettering the lives
 24 of others wholeheartedly and unequivocally. I think



1 I haven't seen anything like this moment other than
 2 the things that I've read in our history. I think
 3 Recompete reflects reconstruction extremely well,
 4 when in reconstruction everybody had opportunity to
 5 go to work, Blacks, browns and those individuals
 6 who suffered bondage was able to come up out of that
 7 bondage and -- I ain't going to say kind of -- but
 8 learn a skill and go to work and feed their
 9 families.

10 Well, Recompete is doing just that,
 11 it gives us the opportunity to train the distressed
 12 community here in the City of Decatur, and we have
 13 so many individuals that's looking for greater
 14 opportunities to feed their families. Richland
 15 Community College here in the City, in 2016, there
 16 was a study that was produced by the 24/7 Wall
 17 Street that says and reads that the worst place
 18 for African-Americans to live is in Decatur,
 19 Illinois. And at that particular point in time, we
 20 were ranked number four on that margin, number one
 21 being the worst.

22 In that year, Richland Community
 23 College produced an innovative work force resilience
 24 program called Enrich where we marry life skills and



1 technical skills and introduce trauma-sensitive
 2 practices in our work force training. And since
 3 2016 -- in 2023, that same 24/7 Wall Street Journal
 4 did the same case study and Decatur was ranked
 5 number 24th worst place for African-Americans to
 6 live. In that, I see progress. I'd like to say
 7 that Richland Community College had something
 8 significant to do with the progress in the growing
 9 numbers of African-Americans and distressed
 10 individuals going to work because we produce the
 11 Enrich program at Richland Community College and we
 12 service 2,734 individuals, 81 percent were
 13 African-American, 92 percent are at work today even
 14 after a nine-month follow-up. 55 percent were
 15 directly impacted individuals, in other words, were
 16 ex-offender or second-chance citizens, I'd like to
 17 say 100 percent of the 55 percent of those
 18 individuals who we consider to be directly impacted
 19 are at work today. And through that program we
 20 produced what we call the Minority Mental Protege
 21 Program where 12 of that 55 individuals are owner/
 22 operators today, one making \$15,000 a week. We've
 23 also produced 42 minority business enterprises within
 24 the City.



1 So our focus with Recompete is
 2 precision fermentation, clean energy, EV. Quite
 3 naturally the foundation of EV manufacturing,
 4 welding and HVAC and home energy auditing, so those
 5 are some of the trainings we'll be focused on,
 6 serving 2,000 individuals with a significant
 7 percentage of those individuals being
 8 African-American people here in the City of Decatur,
 9 Illinois.
 10 We're extremely excited about putting
 11 people back to work here. We're extremely creative
 12 and I would say courageously innovative in our
 13 approach as it relates to a work force. And our
 14 controlled environment, we activate the
 15 parasympathetic nervous system in a single
 16 individual and then teach that individual how to
 17 come up out of that -- or how to regulate that body
 18 experience due to trauma, because we know that you
 19 can teach a person how to shake a hand and interview
 20 and get a job, but how do they keep the job and how
 21 will they grow on the job is what we particularly
 22 teach in our work force training. And how do they
 23 interact with others so that they don't become a
 24 toxic -- produce a level of toxicity to anyone's



1 environment.

2 So our industry partners, they are
3 extremely excited about this opportunity as well,
4 we have at least in our program, I would say it like
5 this: Essentially a 12-week program where
6 individuals go through the programmatic thrust of
7 what we teach, they get a stipend of \$13 an hour,
8 they are with us 40 hours a week and the stipend is
9 simply there so that we won't create another
10 barrier for individuals when they come through our
11 program, meaning they spend 40 hours a week with us,
12 we do not want them to create a situation where
13 they can't feed their family -- put food on the
14 table and/or suffer the tyranny of, you know, the
15 lights being cut off because they're with us for 40
16 hours. So we make sure they receive a stipend.

17 They get six additional nationally
18 recognized certifications, that's coupled with their
19 focused certifiable program, and what's magnificent
20 about Recompete, not only once they complete the
21 Recompete project, they'll have additional
22 opportunities to go through more trainings that we
23 offer. So, therefore, if they come through Richland
24 Community College and receive either a

1 certification, they can go into the work force
2 portal, maybe they don't want to stop there. Then
3 we'll ensure that they go through our AS degree,
4 and even if they get an AS degree, and if they don't
5 want to stop there, they can matriculate into our
6 articulation agreements with some of the major
7 four-year universities in the city -- in the State
8 of Illinois.

9 So we have some articulation
10 agreements with U. of I. and NIU and UIS and other
11 four-year universities that's willing, because of
12 our curriculum, receive our participants so that
13 they can further their experience in EV, clean
14 energy or precision fermentation.

15 So we're doing some phenomenal work
16 already; but, however, Recompete really is the
17 catalyst that's going to take us to a -- and our
18 people in the people in the City of Decatur, put
19 them in a position to really feed their families,
20 and that's really what it's all about, so that our
21 community can grow and we can protect the economic
22 vitality in this particular area.

23 Thank you so much for having me,
24 and I will entertain any questions, if any.



1 CHAIR HOBERT: Any questions for Reverend
 2 Courtney Carson of Enrich who's part of the coalition
 3 of the Federal Recompete Application that was filed
 4 at the end of April and, again, our involvement came
 5 because of outreach from the Department of Commerce
 6 and Economic Opportunity, the Governor's prioritized
 7 State resources to -- to lift up communities to help
 8 them effectively compete for these Federal funds like
 9 Recompete. Any questions for Reverend Carson?

10 MEMBER STRAUTMANIS: Yeah, this is Member
 11 Strautmanis. I have a question. Reverend Carson,
 12 what has been the -- what it looks like you've done
 13 here from the materials and from your statement is
 14 really bring a strategy that -- I mean, some would
 15 call a strategy of collective action, taking
 16
 17 different parts of a community and bringing them
 18 together to solve a problem. I always have this
 19 picture in mind where you have a group of people
 20 around a table, let's say, you know, private sector,
 21 government, nonprofits, faith-based communities,
 22 education systems and community members themselves
 23 and they're kind of pointing fingers at each other
 24 when it comes to solving the problem, and then you

1 could have another picture where people are, you
 2 know, sort of pointing fingers as more of a hand-off
 3 and a partnership.

4 What's been the reaction in that vein
 5 of the business community in Decatur to what you've
 6 put together here? Like I continue to hear from
 7 many business owners that they are having trouble
 8 filling -- there's opportunity, but they're having
 9 trouble filling jobs.

10 REV. CARSON: So I'll say this: The collective
 11 action behind the call is essentially -- to me it's
 12 a no-brainer, but, however, so we meet monthly at
 13 Decatur's Coalition Stakeholders, meeting business
 14 enterprises, private sector, public -- the City of
 15 Decatur, they meet in this particular meeting as
 16 well. Myself, the community-based organizations are
 17 present, and the Pastors' Coalition is key in this
 18 meeting as well because they are the bullhorn to
 19 make sure that we get the people that our
 20 applications are designed for.

21 And in this particular meeting, we
 22 have real conversation. I'd like to say, if you
 23 will, real talk. And there's always someone saying
 24 that they're looking for people and my response is,



1 well, they're not looking in the right direction or
 2 the right areas, because in all of my programs, we
 3 have waiting lists of individuals that want to go
 4 to work and it's just not ex-offenders, but
 5 trust-fund children, those individuals who are
 6 misplaced, you know, they've already been to college
 7 but they just need a certification to level up, if
 8 you will.

9 And so in this particular meeting
 10 everybody is invested in making sure that we grow
 11 Decatur and Decatur is growing in the right
 12 direction. And I remember being -- in the past
 13 being a part of conversations where everybody is
 14 saying, well, it's the college's fault that we're
 15 not getting the right kind of people or it's the
 16 industry's fault that they're not training the
 17 correct way.

18 Well, what we've been able to do is
 19 have all the businesses in the City come to us and
 20 we ask the questions what do you need for us to do,
 21 how do we need to train. They all said to me,
 22 President Valdez, that they need the essential
 23 skills component. And we said, okay, we can do
 24 that, we have a curriculum that's phenomenal that

1 will serve to be true and we'll do a little bit
 2 extra if say, for instance, if Caterpillar has a
 3 certain kind of way they like to train in welding,
 4 we'll do the foundational work. And then, quite
 5 naturally, our participants go to Caterpillar, they
 6 learn the Caterpillar way, they come back for
 7 additional training if need be. And we presented
 8 that same idea with TCCI and they said phenomenal,
 9 let's do that.

10 So we have this kind of relationship
 11 and conversation where it's mutual respect and we
 12 really pinpoint exactly what we need from one
 13 another. And so there's less bickering, there's
 14 less frustration and the synergy is phenomenal.
 15 Our ecosystem here is growing rapidly and it's
 16 effective. We've been able to do some remarkable
 17 work.

18 And I mentioned this earlier -- I'm a
 19 preacher, so you all got to understand, I like to
 20 talk a little bit, okay? And I'm a Black Baptist
 21 Preacher at that, so you know it's going to be long,
 22 all right?

23 We had -- I talked about how we went
 24 from being ranked number four to being ranked number

1 24 as one of the worst places for African-Americans
 2 to live. I think that it's magnificent and it's
 3 very strange to say it like this, but we were able
 4 to outrank Naperville, Naperville is ranked number
 5 like three as one of the best places to live in the
 6 country, but for African-Americans in the City of
 7 Decatur, we're doing better than African-Americans
 8 in Naperville. And I really believe it has
 9 something to do with our training and where we're
 10 able to change the mind set of a single individual
 11 and have them buy into employment here in the City
 12 of Decatur.

13 Sorry that was a really, really
 14 long answer to your simple question. I apologize.

15 MEMBER STRAUTMANIS: I learned a lot from it
 16 and -- this is Member Strautmanis -- I learned a
 17 lot from it and I appreciate the answer.

18 Just two responses: One, it would
 19 be really great if we had communities around the
 20 State competing to see which is the best place for
 21 African-Americans to live. And I'm excited because,
 22 you know, it sounds from my perspective that Decatur
 23 is dealing with the kind of issues, again, that
 24 every community in the State is dealing with kind



1 of regardless of population. I'm frankly proud that
 2 we're investing in solutions that have been proven
 3 to work like yours. We don't need to be the first
 4 dollars in, but if we can help scale something that
 5 is proven to be effective, I think that is an
 6 incredible use of these resources to make this
 7 State the best State in the country and hopefully
 8 the best -- one of the best communities in the
 9 world and in winning the race for these incredibly
 10 important, high-paying clean-energy jobs.

11 So thank you for joining us, I
 12 just -- I learned a lot.

13 REV. CARSON: Amen. Thank you so much, I truly
 14 appreciate that.

15 MEMBER STRAUTMANIS: Oh, I got an amen. Can
 16 we wrap it up?

17 DIRECTOR MEISTER: No, no, because we have
 18 another partner also for the Decatur/Macon County
 19 Recompete. You'd heard in a previous meeting from
 20 Nicole Bateman from the Economic Development
 21 Corporation, but we also have Justin Martin of the
 22 Decatur Area Building Trades and I believe he is a
 23 member of the International Brotherhood of
 24 Electricians. Organized labor has also been a key



1 part along with business community and the
2 African-American community and Richland Community
3 College in this Recompete effort.
4 Mr. Martin, do you have a few
5 words?

6 MR. MARTIN: Yes. Hi, good morning everybody.
7 Now, I probably will not be as long because I am not
8 a prolific speaker as Reverend Carson is there, and
9 it's a tough act to follow.

10 But, no, we are excited about the
11 opportunity with this iFAB. You know, in seeking
12 this grant funding, we're looking to increase the
13 share number of local residents that we represent,
14 specifically recruiting and training and employing
15 candidates from underserved communities who have
16 been historically lacking representation among labor
17 unions and preparing them for jobs with the iFAB
18 projects and in the construction industry in
19 general.

20 As far as labor, we're seeking, you
21 know, three main topics, one, to get an Equity
22 Director hired to help us in recruiting and outreach
23 strategies, we're looking for equipment for
24 training, specifically welding equipment, and



1 electrical instrumentation equipment for incumbent
2 worker and new worker training, and we're also just
3 looking to help the funding to increase our ability
4 to continue to work with pre-apprenticeship
5 readiness programs around the area and through the
6 Decatur/Macon area also. So we are Decatur Building
7 Trades, but this partnership will also be with East
8 Central Building Trades with the Champaign-Urbana
9 area, so both communities will get an improved
10 benefit from this.

11 CHAIR HOBERT: Thank you very much, Justin.
12 Do any Members have any questions for Justin Martin,
13 a representative of the building trades and
14 organized labor?

15 Oh, yeah, Member Ryan -- oh, sorry.
16 Go ahead, Member Poole.

17 MEMBER RYAN: Go ahead.

18 MEMBER POOLE: This is Member Poole, Justin.
19 I've been a Member of the International Association
20 of Machinists and Aerospace Workers for 50-plus
21 years and I've seen a lot of programs come and go,
22 I hope your program really goes off well, and
23 welcome you to the IFA to participate in this
24 program.



1 So I want to say best to you and your
2 leadership for the initiative here and glad
3 you've become a part of the labor in Decatur
4 program, thank you.

5 MR. MARTIN: Thank you, sir.

6 MEMBER RYAN: This is Member Tim Ryan.
7 Mr. Martin, I just want to kind of echo what
8 Member Poole just said. I think it's great when
9 organized labor and business come together to work
10 together to further labor's mission to train
11 individuals in the community and make their lives
12 better and then business providing those
13 opportunities. I myself am a member of the
14 Laborers Union for 15 years, so I've always had
15 the privilege of watching how training programs
16 really can bring a community up and help everyone.
17 So I just want to congratulate you and thank you
18 for your partnership on that.

19 MR. MARTIN: Thank you.

20 DIRECTOR MEISTER: If I could just direct the
21 Members to page 12 of the materials, you've seen
22 this five-point element themes are integral to --
23 these five policies are integral to the Governor's
24 priority under the Climate and Equitable Jobs Act



1 or CEJA, as well as a variety of other economic
2 development and equitable economy building
3 initiatives.

4 Number one partnership, number two
5 quantifiable progress on climate, number three build
6 it here in the U.S.A., hopefully in Illinois, number
7 four, Justice 40 benefits and involvement, and
8 number five, the participation and involvement of
9 organized labor.

10 That's the State policy of the State
11 of Illinois, it also happens to be the equation for
12 a successful Federal award from the variety of
13 Federal funds, and I think you've just had a
14 demonstration of how those five points play out in
15 a real community that has real challenges in Central
16 Illinois, Decatur and Macon County, and, again, East
17 Central Illinois.

18 Reverend Carson also mentioned a
19 company I think everybody recognized, Caterpillar,
20 that's got a major facility in Decatur, but he also
21 mentioned another smaller supply chain company,
22 TCCI, they're also actively involved with the
23 Decatur Economic Development Corporation in this
24 Recompete initiative and they're also part of the



1 State's electric vehicle supply chain.
2 So does anybody have anymore
3 questions for or statements on the Decatur 4FJ
4 initiative?

5 MEMBER ZELLER: Yes, Chris. This is Member
6 Zeller. I'd just like to echo also our support for
7 Downstate Illinois and the City of Decatur's located
8 in the center of the state. I'm from West Central
9 Illinois, so any collaboration between labor and
10 this Board and any economic development group is
11 always a strong point for Downstate Illinois and we
12 appreciate all the work you're doing.

13 DIRECTOR MEISTER: Thank you, Member Zeller.

14 We also have an additional guest,
15 Matt Posner I see his name up there, previously I've
16 included some of his articles. Matt is a principal
17 at Court Street Consulting, he's also a nationally
18 recognized commentator on the national public finance
19 markets and the opportunity for those markets
20 provided by the Federal initiatives. He's been
21 following matters in Illinois very closely. Again,
22 all of us know that it is going to take resources to
23 build everything that we're going to need.
24



1 Matt also works closely with the
2 Robert Woods Johnson foundation and has been
3 involved with various -- testified before Congress
4 and been involved with various finance regulators
5 such as the MSRB. And his slides are on page 57
6 through 59. But Matt, I turn it over to you.

7 We've got a volume situation. Matt.
8 We're not hearing anything. One moment. Matt
9 Posner. Matt, can you try again.

10 Okay. Unfortunately, we are
11 unable -- we'll have Matt come and join us another
12 time. Again part of the pitfalls of ambition of
13 involving commentary and community voices. Matt,
14 we really thank you for making the time.

15 He does have some slides that are a
16 part of the materials, I'm going to make an effort
17 to have some of -- some more of his writings.
18 Because of Matt's work, I'm meeting with the head
19 of the Vermont Bond Bank on some of the Federal
20 GGFR later on this week, and I know that Matt --

21 MR. POSNER: Should we try one more time?

22 DIRECTOR MEISTER: Oh, you're on.

23 MR. POSNER: Thank you very much. I'll give
24 some abbreviated comments. I apologize, I switched



1 one thing. This is a different program for me.

2 Hello, everyone, and thank you.

3 Again, I'm Matt Posner and I thank you all for your
4 time in public service.

5 In theory, on July 1st, a lot of
6 money is going to be made available to many new
7 actors that have never had this capacity before
8 and this is through the Greenhouse Gas Reduction
9 Fund.

10 And this is part of a larger push by
11 the Administration in several large acts, whether
12 it's CHIPS, Inflation Reduction Act, the JOBS Act,
13 that have acted to merge policy troughs that don't
14 always merge, these are policies of economic
15 development, deferred infrastructure maintenance,
16 green and structural inequity for our communities,
17 and these bills have created new financial
18 platforms.

19 Fortunately, they have largely been
20 under-reported nationally and even in industry news
21 financially focused news, because I think it does
22 have massive implications for how big ideas get
23 financed in this country. Specifically, the
24 Greenhouse Gas Reduction Fund is aimed at making a



1 notable dent in the amount of carbon gases and air
2 pollutants emitted into the atmosphere, deliver these
3 results in low-income communities and those that
4 have been historically marginalized; and third, must
5 be crowded into, leveraged, and recycled into larger
6 figures. I'm going to focus on third point, and I'm
7 a climate scientist, nor is my background heavily
8 rooted in investing the de-invested.

9 And I think this becomes particularly
10 important in front of this audience, because what
11 has been created here in Illinois through the
12 Governor with the Climate Bank and the Conduit
13 Authority, you have in place the infrastructure that
14 the Administration sort of envision occurring
15 nationwide in other states and regions.

16 So the slides -- I apologize, my
17 design team was out of the office last week, but
18 I hope its content more than sizzles.

19 The way that the Administration views
20 -- kind of sees this happening with the players, it
21 lies heavily in two sort of lending components, one
22 is these Green Banks and the other is a use of CDFIs,
23 Community Development Finance Institutions. And I
24 think the Green or Climate Banks -- or the original



1 idea was to have a Federal Green Bank. That needed
2 legislation that wasn't going to happen at the
3 national level, so instead we have these regional
4 Green Banks which Illinois has had one, I think,
5 longer than most which is not a lot of time, but it's
6 a new concept that I think has gained
7 traction.

8 It also relies heavily on CDFIs.
9 To be frank, this is a little befuddling to me and
10 I have been critical of it. CDFIs, they're smaller
11 in focus, focused on local issues as well as Justice
12 40 related issues, they don't typically interact
13 with larger capital market systems, so that was a
14 little bit interesting to me. But the goal here is
15 how do we get these parties, these actors some of
16 which are quite new to financing and lending in
17 general to interact together.

18 We are currently grappling with an
19 urgent challenge for climate change and financial
20 innovation must not lag, and so there's two kind of
21 key ideas here that I'd like to guess passed on to
22 you that really haven't dominated mainstream
23 discussions, but have the potential to be quite
24 transformative, not just for climate-related issues

1 or social inequity issues, but how state and local
2 governments can make big ideas happen. And in order
3 to make these two things happen, I'm going to just
4 quickly focus on -- I know I'm short on time --
5 standardization and pooled loans.

6 We need to adopt a standardized
7 underwriting practice by establishing uniform
8 criteria for evaluating the financial viability and
9 environmental impacts of the projects. We can
10 unlock new avenues for decarbonizing the future.
11 These standards would allow for novel financial
12 structures to emerge, seamlessly integrating them
13 into broader fixed-income financial ecosystems,
14 including sectors like -- which I'm sure a lot of
15 you in this room are familiar with -- municipal
16 finance.

17 Imagine a world where investing in
18 green projects is as straightforward as investing
19 in the traditional muni bonds, standardized practice
20 would reduce complexity and risk, making green
21 investments much more attractive and accessible to a
22 broader range of investors. This approach not only
23 democratizes green investments, but also enhance
24 their market liquidity, paving the way for more



1 robust and diverse funding avenue to support
2 large-scale, in this case, environmental
3 initiatives.

4 The slide that is titled "Division,"
5 sort of the GGRF vision, if there's anything to kind
6 of take away from my participation would be this:
7 what they see happening and I think is already
8 happening on a small scale in Illinois and the idea
9 is to grow this. And what we're going to start to
10 see is that the CDFIs will start to originate green
11 loans on their books in qualified sectors, the EPA
12 has a large list of what is qualified; and these are
13 the thousands of smaller projects around the country
14 that will eventually become revenue streams for an
15 eventual bond.

16 CDFIs have a local understanding of
17 the community and the existing credit diligence, but
18 they also understand the level subsidy needed, the
19 project costs, all the local details that can be
20 confirmed project-by-project via CDFI and then they
21 can be sent up the food chain, if you will, to the
22 state or regional entity, in this case, the Climate
23 Bank or the Illinois Finance Authority. They can go
24 on to securitize these revenue streams. This is how



1 you turn the \$27 billion that's been allocated to
2 this program into the trillions that are needed to
3 address climate change. In the same way that I'm
4 sure you're familiar with the revolving fund
5 concept, as Illinois participates in several of
6 them, this is that, but it's adding the CDFI to
7 address specifically the complexities that come
8 along with the Justice 40 set of issues that really
9 need local purview in order to be addressed
10 appropriately.

11 And the other transformative idea, as
12 I mentioned earlier, this is happening around the
13 country is centralized hubs for cooling loans. And
14 Illinois is ahead of the curve because you have the
15 Climate Bank and you have the Illinois Finance
16 Authority that's been doing a lot of this for a
17 long time, and as a result, these hubs are --
18 the idea is that these help to bring together
19 expertise in both the finance and environmental
20 sustainability, enhancing the effectiveness and the
21 efficiency of project ability evaluations,
22 centralized pool loaning could transform green
23 financing by offering standardized large-scale
24 products that attract significant capital from



1 institutional investors. And this is all really
 2 predicated on the integration of standards and more
 3 best practices of better understanding of how to do
 4 the job well from a state-level type of entity that
 5 you all represent. And that's the broad vision of
 6 the Greenhouse Gas Reduction Fund.

7 And so, yeah, so I think for now, the
 8 key thing -- and I've had some brief conversations
 9 with Chris and his team -- is how do we address
 10 standards or at least guardrails of how to start to
 11 address this. July 1st is when the funds will be
 12 deployed, it's happening very soon. Again, Illinois
 13 is ahead of the curve because you've been doing this,
 14 but most states don't have the type of people and
 15 resources in place to get going as quickly as
 16 possible. And really the value of this is to make
 17 this happen nationwide. It's going to take people
 18 like you all and other parties to demonstrate the
 19 replicability of a system like this.

20 I hope I didn't go too over I
 21 apologize for the technical issue there on my end,
 22 but I'm happy to answer any questions if there are
 23 some.

24 DIRECTOR MEISTER: Oh, Member Pawar.

1 MEMBER PAWAR: Matt, thanks for your comments,
 2 I know you follow both public and climate finance at
 3 a national level.

4 Can you share your views and some
 5 thoughts on how philanthropy can help institutions
 6 like the IFA and other similarly situated
 7 institutions harness these Federal dollars and get
 8 them out quickly and sort of turbocharge economic
 9 development?

10 MR. POSNER: Yeah, sure. when I think about
 11 philanthropy in a situation like the Greenhouse Gas
 12 Reduction Fund, they tend to come in three areas,
 13 that's technical assistance, seeding projects that
 14 they believe in, or capacity building. And where I
 15 think it could really come into play here with this
 16 program is capacity building.

17 There are -- and that would happen
 18 on two sides, supporting organizations in these
 19 communities to develop expertise and resources
 20 needed to manage clean energy products, but as well
 21 for entities engaging in the lending and
 22 securitizing like the Illinois Finance Authority.
 23 And it's such a new area that for certain foundations
 24 that really see the value of bonds and want to see

1 scaled impact, I think they -- if I was in their seat
 2 I would suggest -- and I'm not in that seat right now
 3 -- but they could step in and help organizations in
 4 developing best practices, these underwriting
 5 standards, standardizations that I
 6 spoke about, and simply really having staff
 7 understand what it means to be good stewards of
 8 these financially subsidized balance sheets,
 9 taxpayer dollars at the state and local level. And
 10 with the complexities of Justice 40 which is really
 11 at the root of this work and the pressing
 12 environmental issues of the day, philanthropy should
 13 and I think will likely get engaged in the role of
 14 capacity building amongst those that are thinking
 15 about the lending and securitizing which is sort of
 16 the next big step for the Greenhouse Gas Reduction
 17 Fund.

18 DIRECTOR MEISTER: Thank you very much. Any
 19 other questions for Matt Posner?

20 Okay. Again, I want to thank
 21 everybody for your patience. I'm going to quickly
 22 turn to -- and, again, I think that the role of
 23 philanthropy is potentially very important for the
 24 investments that the Authority will need to maximize

1 and deploy. It's something that the Authority has
 2 taken the next step under 4FJ as I think you heard
 3 from the Decatur example, we have basically taken
 4 our profits this year and in coordination with the
 5 Governor and Department of Commerce to help lift up
 6 local communities in partnerships and, again, given
 7 the scale, we're going to be asking philanthropy to
 8 play a similar role.

9 Just to switch very quickly to the
 10 attachments to the message from the Executive
 11 Director on page 12, I cover the five elements of
 12 the partnership. I think you've heard it being
 13 relayed in a way of how those five elements of
 14 partnerships, quantifiable progress on climate, build
 15 it here hopefully in Illinois, Justice 40 involvement
 16 in benefits and the participation and involvement
 17 of organized labor.

18 Page 13, I think many of you have
 19 seen this before, but it was a slide from the first
 20 and to date only National Green Bank Summit in
 21 September of '22, but it as a senior member of the
 22 U.S. Department of Energy who basically said, look,
 23 the policy of the Federal government is we realize
 24 that a lot of good was done by the New Deal, but

1 people were left out, and I think probably the way
 2 they were left out of the most from wealth-building
 3 opportunities was the red-lining
 4 associated with Federal single-family home
 5 guarantees, and the U.S. Department of Energy was
 6 very explicit that these funds that we are talking
 7 about were not going to replicate the mistakes of
 8 the past and where possible we're going to try and
 9 remedy the mistakes of the past and I think that is
 10 why, as you heard, the importance of Justice 40's
 11 involvement in participation both in Decatur and in
 12 Matt's comments.

13 Turning to page 14, again, this is
 14 something that I think all of us should be very
 15 proud of. This is the summary of the Federal funds
 16 that are under Award for Management. 12 months ago
 17 the Authority had zero Federal funds under award for
 18 management. Today, we have \$340 million -- now,
 19 again, I will caution, we only have \$3 million in
 20 our actual bank account, but I would rather be
 21 working with Federal agencies in connection with --
 22 in connection with the documentation and the
 23 compliance and that is a lengthy process.

24 Again, just reintroducing -- could

1 you stand up and raise your hand. Our new Senior
 2 Vice President of Commercial Lending, Maria
 3 Colangelo. Maria?

4 MS. COLANGELO: Nice to meet you all, looking
 5 forward to working with you.

6 DIRECTOR MEISTER: So our first -- our first
 7 involvement is through the SSBCI program that the
 8 Governor's Office and DCEO thought that we should
 9 have. As Six pointed out, that is part of the
 10 reason why we are economically self-sufficient, that
 11 grant income.

12 Turning to the next page, page 15,
 13 in trying to break down our next year -- our budget
 14 process for next month, Will and I are in regular
 15 communication with the Governor's Office, but,
 16 again, rather than bombard people with spread
 17 sheets, there are spread sheets, I can assure you,
 18 of various job descriptions and budgets and
 19 vendors. But really we're in the second year of a
 20 three-year transformation of the organization and
 21 the budget that will be considered in June is really
 22 going to be building off of these four points here
 23 on page 15.

24 The foundational capacity of our



1 organization, again, our hope is that philanthropy
 2 will help us so that it will not just be IFA-only
 3 resources; public finance, which I understand we
 4 heard Matt talk about the importance of public
 5 finance and how to complements and integrates with
 6 the climate finance.

7 Brad, I think we have a public
 8 finance update that's hot off the presses.

9 MR. FLETCHER: It is. This is Brad Fletcher,
 10 I apologize for somewhat rudely stepping out of the
 11 room, but just minutes ago IFA closed a \$630 million
 12 deal for the University of Chicago that results in
 13 about a net present value savings of \$90 million
 14 for the University, and interest savings for
 15 upcoming fiscal year for the University of about
 16 \$30 million. The University itself closed a Series
 17 C tranche on a taxable basis, and IFA will be closing
 18 another tranche on a taxable basis Series
 19 B this come July. So you are the first to know,
 20 congratulations.

21 DIRECTOR MEISTER: Thank you. And, Sara, do we
 22 have an update on the rather lengthy and similarly
 23 named University of Chicago Medical Center public
 24 finance update?



1 MS. PERUGINI: Thanks, Chris. This is Sara
 2 Perugini. The University of Chicago Medical Center
 3 closed the second of its two synthetic lease
 4 financings this month. The Authority was first
 5 engaged by UCMC to participate in this novel
 6 financing structure in July of 2023.

7 While still conduit financing at a
 8 high level and pursuant to synthetic lease financing
 9 structure, properties are purchased and leased to
 10 UCMC and the Authority purchased a right to receive
 11 rent payments in an amount to pay all debt service
 12 on the bonds. In a changing market, the purpose of
 13 the structure is to allow UCMC to use and operate
 14 the properties and achieve certain desired accounting
 15 treatments in connection with the property so
 16 hopefully we'll see more of those coming down the
 17 pipeline.

18 CHAIR HOBERT: Thank you, Sara. Thank you,
 19 Brad.

20 We've already heard about the return
 21 on investment for the Authority and for the State
 22 on the 4FJ initiative. On page 16, rather than
 23 bombard you with spread sheets, we wanted to sort of
 24 give you an illustration of what we think that the



1 budget is going to look like, public finance,
2 Climate Bank, staff, contractors, organizational
3 foundation.

4 Again, our annual budget has
5 typically been around \$5 million and all of that
6 series of \$340 million in Federal funds, we've
7 calculated that in year one, it could be up to \$14.5
8 million in admin staff costs, vendor costs. Again,
9 we're in the process of breaking that down.

10 Moving to the next page, page 17,
11 I wanted to illustrate what the 4FJ investments on
12 Re compete and Tech Hubs and how it potentially sets
13 the foundation going forward for additional
14 assistance. On a prior page, we've built in some
15 profits for pursuit for 4FJ initiatives, and also on
16 page 17, I highlighted what some of those are likely
17 to be.

18 Some of you may have already heard
19 about what are known as the Inflation Reduction Act
20 direct pay tax credits, and that's 65 percent of
21 the \$494 billion of the Inflation Reduction Act.
22 Also, you've heard me talk previously about the Loan
23 Programs Office, and, again, integral to -- to this
24 effort as you've heard is our partnership with the



1 Department of Commerce on Economic Development to
2 advance the Governor's equitable private sector
3 green economy. We've got a time line, and the only
4 modification that I'm asking for is that I have the
5 authority to continue to engage with stakeholders
6 and the U.S. EPA to bring the \$150+ million Solar
7 for All grant into final documentation. I'll take
8 any questions?

9 Oh, Member Pawar, sorry.

10 MEMBER PAWAR: Thank you. I was going to say
11 very quickly that just on all of this, you know, I
12 know we're going to expand the budget pretty
13 dramatically because of all the money that we're
14 going to be getting in and we're kind of changing
15 the way we do business, right, we're going to create
16 products that don't currently exist here or, for
17 that matter, really anywhere else.

18 So I think the thing that I want to
19 acknowledge for you and your team from us is that,
20 you know, with CEJA, the Clean Energy Jobs Act, the
21 legislation is literally creating sectors that don't
22 exist, that is the same for the Inflation Reduction
23 Act, these are industries that don't exist that
24 government is putting a thumb on the scale to say we



1 want certain things to happen in certain communities
 2 and certain industries and we have certain jobs and
 3 certain things to be produced in a very specific
 4 way. That hasn't been really done in 40 or 50
 5 years, for the last 50 years it's really been the
 6 private sector shows up, they say give me money, we
 7 give them money and then they say get out of the
 8 way, right?

9 So I think this is the definition of
 10 what an inclusive industrial policy looks like, and
 11 I think what we're doing here is I think kind of be
 12 a model for other states think about it. I just
 13 wanted to acknowledge you and your team for --
 14 you're really setting the standard and I think it's
 15 important to spotlight it.

16 DIRECTOR MEISTER: Thank you. All right.
 17 Will, turning it back to you. I think we've covered
 18 -- oh, I'm sorry.

19 MR. FLETCHER: We have some here and there.

20 DIRECTOR MEISTER: We have live bodies in a
 21 room, so Mr. Chair, what I would like to do is
 22 defer to -- and, again, I'm sorry, the presentations
 23 and my comments may have gone on so long -- but if
 24 we defer of the modification and acceptance of the



1 financials and the Climate Bank report till next
 2 meeting in June, that's my recommendation.

3 CHAIR HOBERT: Okay, sure. Has Member Wexler
 4 left or just taking a call in the hall?

5 DIRECTOR MEISTER: I believe he's left.

6 MEMBER CALDWELL: I believe he left.

7 DIRECTOR MEISTER: Lesson for the future for
 8 me.

9 MR. FLETCHER: This is Assistant Secretary
 10 Fletcher. Please let the record reflect -- and
 11 we'll take a motion on this -- that at this time,
 12 we are deferring consideration of the financial
 13 reports and the report on the Climate Bank plan; we
 14 are deferring the affirmation, modification, or
 15 disapproval of any modifications of the Climate Bank
 16 plan; we are deferring consideration of the monthly
 17 procurement report; we are further deferring
 18 correction and approval of the minutes from March
 19 12th, 2024, April 9th, 2024.

20 Is there a motion to table those
 21 items till the next regularly scheduled meeting?

22 MEMBER SUTTON: This is Member Sutton. So
 23 moved.

24 MR. FLETCHER: Is there a second?



1 MEMBER CALDWELL: Member Caldwell, second.

2 MR. FLETCHER: All those in favor?

3 [Ayes via voice vote]

4 MR. FLETCHER: Ayes have it, the motion
5 carries. Thank you.

6 That brings us next to other
7 business. My understanding is Members Abrams,
8 Juracek, Fuentes and Vice Chair Nava were unable to
9 participate today. There's no legal requirement to
10 excuse their absence, however, I acknowledge that
11 such members previously reached out to you and you
12 as Executive Director said, yes, I understand you
13 cannot attend and your absence is excused, is that
14 true, Director Meister?

15 DIRECTOR MEISTER: Correct.

16 MR. FLETCHER: Thank you. That moves us next
17 to Agenda Item 12. Is there any matter for
18 discussion in closed session? We can open that to
19 the room.

20 Okay. And hearing none, the next
21 regularly scheduled meeting will be held in person
22 on Tuesday, June 11th, 2024.

23 CHAIR HOBERT: And with that, there would
24 normally be a motion to adjourn, but because we do

1 not have a quorum, the motion will not stand up, and
2 so with that, I look forward to seeing everybody at
3 the June 11th, 2024, meeting at 9:00 a.m. Thank
4 you.

5 DIRECTOR MEISTER: Thank you.

6 MR. FLETCHER: Meeting is adjourned. The time
7 is 10:17 a.m.

8 * * * * *



1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF COOK)
3
4

5 I, PATRICIA S. MANN, CSR, RPR, a certified
6 shorthand reporter in the State of Illinois, do
7 hereby certify that the above matter was recorded
8 stenographically by me and reduced to writing by
9 me.

10 I FURTHER CERTIFY that the foregoing transcript
11 of the said matter is a true, correct and complete
12 transcript of the proceedings at the time and place
13 specified hereinbefore.

14 I FURTHER CERTIFY that I am not a relative or
15 employee of any of the parties, nor a relative or
16 employee of the attorneys of record or financially
17 interested directly or indirectly in this action.

18 IN WITNESS WHEREOF, I have hereunto set my hand
19 and affixed my seal of office at Chicago, Illinois,
20 this 31st day of May, 2024.

21
22
23 *Patricia S. Mann*

Patricia S. Mann, CSR, RPR
License No. 084-001853
24



ILLINOIS FINANCE AUTHORITY
ROLL CALL
MAY 14, 2024
QUORUM

May 14, 2024

11 YEAS

0 NAYS

0 PRESENT

E	Abrams	Y	Landek	Y	Strautmanis
Y	Beres	E	Nava	Y	Sutton
Y	Caldwell (added)	Y	Pawar	Y	Wexler
E	Fuentes	Y	Poole	Y	Zeller
E	Juracek	Y	Ryan	Y	Chair Hobert

E – Denotes Excused Absence
NV – Denotes Not Voting
A – Denotes Abstention

ILLINOIS FINANCE AUTHORITY
 VOICE VOTE
 MAY 14, 2024
 AGENDA OF THE REGULAR MEETING OF THE MEMBERS
 APPROVED

May 14, 2024

10 YEAS	0 NAYS	0 PRESENT
E Abrams	Y Landek	Y Strautmanis
Y Beres	E Nava	Y Sutton
NV Caldwell	Y Pawar	Y Wexler
E Fuentes	Y Poole	Y Zeller
E Juracek	Y Ryan	Y Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

ILLINOIS FINANCE AUTHORITY
ROLL CALL
RESOLUTION 2024-0514-01
REVENUE BONDS – ENDEAVOR HEALTH CLINICAL OPERATIONS
FINAL BOND RESOLUTION
APPROVED*

MAY 14, 2024

11 YEAS

0 NAYS

0 PRESENT

E	Abrams	Y	Landek	Y	Strautmanis
Y	Beres	E	Nava	Y	Sutton
Y	Caldwell	Y	Pawar	Y	Wexler
E	Fuentes	Y	Poole	Y	Zeller
E	Juracek	Y	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 ROLL CALL
 RESOLUTION 2024-0514-02
 REVENUE BONDS – AMERICAN COLLEGE OF SURGEONS
 FINAL BOND RESOLUTION
 APPROVED*

May 14, 2024

11 YEAS	0 NAYS	0 PRESENT
E Abrams	Y Landek	Y Strautmanis
Y Beres	E Nava	Y Sutton
Y Caldwell	Y Pawar	Y Wexler
E Fuentes	Y Poole	Y Zeller
E Juracek	Y Ryan	Y Chair Hobert

E – Denotes Excused Absence
 NV – Denotes Not Voting
 A – Denotes Abstention
 * – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 ROLL CALL
 RESOLUTION 2024-0514-03
 RESOLUTION APPROVING FEE SCHEDULE FOR TAXABLE PRIVATE
 ACTIVITY BONDS
 APPROVED*

May 14, 2024

11 YEAS	0 NAYS	0 PRESENT
E Abrams	Y Landek	Y Strautmanis
Y Beres	E Nava	Y Sutton
Y Caldwell	Y Pawar	Y Wexler
E Fuentes	Y Poole	Y Zeller
E Juracek	Y Ryan	Y Chair Hobert

E – Denotes Excused Absence
 NV – Denotes Not Voting
 A – Denotes Abstention
 * – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 ROLL CALL
 RESOLUTION 2024-0514-04
 RESOLUTION REGARDING THE ILLINOIS FINANCE AUTHORITY
 COMPLIANCE EXAMINATION FOR THE TWO FISCAL YEARS ENDED JUNE 30,
 2023
 APPROVED*

May 14, 2024

11 YEAS

0 NAYS

0 PRESENT

E	Abrams	Y	Landek	Y	Strautmanis
Y	Beres	E	Nava	Y	Sutton
Y	Caldwell	Y	Pawar	Y	Wexler
E	Fuentes	Y	Poole	Y	Zeller
E	Juracek	Y	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
VOICE VOTE
APPROVAL OF THE PRELIMINARY AND UNAUDITED FINANCIAL REPORTS
FOR THE TEN-MONTH PERIOD ENDED APRIL 30, 2024 AND TO ACCEPT THE
REPORT ON THE CLIMATE BANK PLAN
DEFERRED

ILLINOIS FINANCE AUTHORITY
VOICE VOTE
APPROVAL OF THE MINUTES OF THE REGULAR MEETINGS OF THE
AUTHORITY FROM MARCH 12, 2024, AND APRIL 9, 2024
DEFERRED

ILLINOIS FINANCE AUTHORITY
June 11, 2024
Regular Meeting of the Members
9:00 AM
TRANSCRIPT OF PROCEEDINGS

had at the meeting of the above-entitled cause at
160 North LaSalle Street, 10th Floor, Chicago,
Illinois, taken before Patricia S. Mann, CSR, RPR,
License No. 084-001853 on Tuesday, June 11, 2024, at
the hour of 9:00 a.m.

PRESENT:

Will Hobert, Chair
Susan Abrams, Member
Drew Beres, Member
Karen Caldwell, Member
Arlene Juracek, Member
Steven Landek, Member
Roxanne Nava, Vice Chair
Roger Poole, Member
Lynn Sutton, Member
Brad Zeller, Member

ALSO PRESENT:

Mr. Chris Meister, Executive Director
Mr. Brad Fletcher, Senior Vice President,
Treasurer and Assistant Secretary
Ms. Sara Perugini, Vice President,
Healthcare/CCRC
Ms. Ximena Granda, SVP of Finance &
Administration
Ms. Maria Colangelo, SVP of Commercial
Lending
Ms. Claire Brinley, Assistant Secretary

Reported for
MAGNA LEGAL SERVICES, by:
Patricia S. Mann, CSR, RPR,
License No. 084-001853

1 CHAIR HOBERT: This is Will Hobert, Chair of
2 the Illinois Finance Authority. I would like to
3 call the meeting to order.

4 ASSISTANT SECRETARY BRINLEY: This is Claire
5 Brinley. Today's date is Tuesday, June 11, 2024,
6 and this regular meeting of the Authority has been
7 called to order by Chair Hobert at the time of 9:00
8 a.m.

9 Chair Hobert and some Members are
10 attending this meeting in person in Suite S-1000 of
11 160 North LaSalle Street in Chicago, Illinois, and
12 some Members are attending in person in Hearing
13 Room A of 527 East Capitol Avenue in Springfield,
14 Illinois. The two locations are connected through
15 an interactive video and audio conference.

16 CHAIR HOBERT: This is Will Hobert. Will the
17 Assistant Secretary please call the roll?

18 ASSISTANT SECRETARY BRINLEY: This is Claire
19 Brinley. I will call the roll.

20 Member Abrams? Member Beres? Member
21 Caldwell?

22 MEMBER CALDWELL: Here.

23 ASSISTANT SECRETARY BRINLEY: Member Fuentes?
24 Member Juracek?



1 MEMBER JURACEK: Here.

2 ASSISTANT SECRETARY BRINLEY: Member Beres?

3 MEMBER BERES: Here.

4 ASSISTANT SECRETARY BRINLEY: Member Landek?

5 MEMBER LANDEK: Here.

6 ASSISTANT SECRETARY BRINLEY: Vice Chair Nava?

7 VICE CHAIR NAVA: Here.

8 ASSISTANT SECRETARY BRINLEY: Member Pawar?

9 Member Poole?

10 MEMBER POOLE: Present.

11 ASSISTANT SECRETARY BRINLEY: Member Ryan?

12 Member Strautmanis? Member Sutton?

13 MEMBER SUTTON: Here.

14 ASSISTANT SECRETARY BRINLEY: Member Wexler?

15 Member Zeller?

16 MEMBER ZELLER: Here.

17 ASSISTANT SECRETARY BRINLEY: And, finally,

18 Chair Hobert?

19 CHAIR HOBERT: Here.

20 ASSISTANT SECRETARY BRINLEY: Again, this is

21 Claire Brinley. Chair Hobert, in accordance with

22 Section 2.01 of the Open Meetings Act, as amended,

23 a quorum of Members has been constituted. I note

24 that Members Poole and Zeller are attending at the

1 Springfield location while the Chair and the rest

2 of the Members are attending from the Chicago

3 location.

4 For anyone from the public

5 participating via phone, to mute and unmute your

6 line, you may press *6 on your keypad if you do not

7 have that feature on your phone. As a reminder, we

8 are being recorded and a Court Reporter is

9 transcribing today's proceedings. For the

10 consideration of the Court Reporter, I would also

11 like to ask that each Member state their name before

12 making or seconding a motion or otherwise providing

13 any comments for the record.

14 The agenda for this public meeting

15 was posted in the lobby and on the tenth floor of

16 160 North LaSalle Street in Chicago, on the first

17 floor of 527 East Capitol Avenue in Springfield, and

18 on the Authority's website, in each case as of last

19 Thursday, June 6, 2024. Building security at 160

20 North LaSalle Street in Chicago and 527 East Capitol

21 Avenue in Springfield have been advised that any

22 members of the public who choose to do so and choose

23 to comply with the building's public health and

24 safety requirements may come to those respective



1 rooms and listen to the proceedings.

2 I am confirming that I can see and
3 hear the Springfield location clearly. Member
4 Zeller, can you confirm that this video and audio
5 conference is clearly seen and heard at the
6 Springfield location?

7 MEMBER ZELLER: This is Brad Zeller. I am
8 physically present at the Springfield location, and
9 I confirm that I can see and hear the Chicago
10 location clearly. The Springfield location is open
11 to any members of the public who choose to come to
12 this location and participate in the proceedings.

13 ASSISTANT SECRETARY BRINLEY: This is Claire
14 Brinley. If any members of the public participating
15 via video or audio conference find that they cannot
16 see or hear these proceedings clearly, please call
17 312-651-1300 or write info@ilfa.com immediately to
18 let us know, and we will endeavor to solve the video
19 or audio issue.

20 CHAIR HOBERT: This is Will Hobert. Does
21 anyone wish to make any additions, edits, or
22 corrections to today's agenda?

23 Hearing none, I would like to request
24 a motion to approve the agenda. Is there such a

1 motion?

2 MEMBER SUTTON: This is Lynn Sutton So moved.

3 MEMBER BERES: This is Drew Beres. Second.

4 CHAIR HOBERT: This is Will Hobert. All those
5 in favor?

6 [Ayes via voice vote]

7 Any opposed?

8 This is Will Hobert. The ayes have
9 it and the motion carries.

10 Next on the agenda is public
11 comments.

12 ASSISTANT SECRETARY BRINLEY: This is Claire
13 Brinley. If anyone from the public participating
14 via video and audio conference wishes to make a
15 comment, please indicate your desire to do so by
16 using the "Raise Hand" function. Click on the
17 "Raise Hand" function option located at the bottom
18 of your screen -- on the right side of your screen.

19 If anyone from the public
20 participating via phone wishes to make a comment,
21 please indicate your desire to do so by using the
22 "Raise Hand" function by pressing star 3.

23 MEMBER HOBERT: This is Will Hobert. Is there
24 any public comment for the Members?



1 Hearing none, Welcome to the
2 regularly scheduled June 11,2024, meeting of the
3 Illinois Finance Authority. Importantly, we will
4 consider our Fiscal Year 2025 budget today. Chris
5 and Six will present the proposed budget of
6 approximately \$6.7 million. This budget --

7 DIRECTOR MEISTER: 16.

8 CHAIR HOBERT: Or \$16.7 million. The budget
9 is significantly larger than in the past, and as we
10 know from past meetings, relies heavily on
11 imbursements from Federal funds -- or reimbursements
12 from Federal funds. I support the proposed budget
13 and I hope that you will as well.

14 We will also consider our proposed
15 meeting schedule for Fiscal Year 2025. We plan to
16 continue our regular meetings on the morning of the
17 second Tuesday of each month, and I ask for your
18 support to restore the start time of each meeting to
19 9:30 a.m. in Fiscal Year 2025.

20 We also have an amendment related to
21 an existing first-time farmer conduit bond.

22 Finally, at 10:00 a.m. this morning,
23 I ask each of the Members to please remain for the
24 full meeting of the Board of Directors of the



1 Illinois C-PACE Open Market Initiative. I turn it
2 to you, Chris.

3 DIRECTOR MEISTER: Thank you very much, Will.
4 This is Chris Meister. I'm going to defer my
5 remarks to the presentation of the resolution
6 adopting the budget of the Illinois Finance Authority
7 for Fiscal Year 2025 and other matters related
8 thereto. Later on in the meeting, I will also cover
9 both the Climate Bank standing report and the
10 proposed modifications of the Climate Bank plan.

11 Also, I will note that last year we
12 had deferred some matters because of some momentary
13 confusion on my end as to a quorum. Those were
14 deferred to this month, primarily the Climate Bank
15 plan and the modifications from May, some other
16 matters.

17 Lastly, we welcome Jakub Budz --
18 Jakub, raise your hand -- he's a master's student
19 from the University of Chicago Harris School of
20 Public Policy. He will be working with us this
21 summer through a very productive and long-standing
22 relationship with the University of Chicago's
23 Institute of Politics.

24 Does any Member have any questions or



1 comments? Thanks. Back to you, Will.

2 CHAIR HOBERT: This is Will Hobert. There were
3 no committee meetings held this month.

4 Next is the presentation and
5 consideration of New Business Items. I would now
6 like to ask for the general consent of the Members
7 to consider New Business Items 1, 2 and 3
8 collectively, and to have the subsequent recorded
9 vote applied to each respective, individual New
10 Business Item, unless there are any specific New
11 Business Items that a Member would like to consider
12 separately.

13 Hearing no need for separate
14 consideration or recusal, I would like to consider
15 New Business Items 1, 2 and 3 under the consent
16 agenda and take a roll call vote. Claire?

17 ASSISTANT SECRETARY BRINLEY: This is Claire
18 Brinley.

19 Item 1: First-Time Farmer Amendment, Justin
20 Alwardt.

21 Item 1 is a Resolution authorizing
22 and approving amendments to and/or new certificates
23 or agreements for Illinois Finance Authority
24 Agricultural Development Revenue Bond (Alwardt



1 2010-04-0004) in an original aggregate principal
2 amount of \$203 thousand to effectuate a release of
3 approximately 10 acres of farmland, and related
4 documents, and other matters related thereto.

5 Approval of the related Resolution
6 will allow the Bank to release approximately 10
7 acres of farmland from the existing mortgage as
8 requested by the Borrower.

9 Does any Member have any questions or
10 comments?

11 Item 2 is a Resolution adopting the
12 budget of the Illinois Finance Authority for Fiscal
13 Year 2025. Chris?

14 DIRECTOR MEISTER: Thank you, Claire. Also for
15 the record, we have been in touch with Members Beres
16 and Abrams -- oh, there. I'm sorry, I missed you,
17 Drew. I apologize

18 MEMBER BERES: No problem.

19 DIRECTOR MEISTER: And Member Abrams is on her
20 way. Jeff, if you could put the first slide up.

21 The slide before you is page 32 of
22 the Confidential Board Book Version 2 that was
23 distributed last night and I'm going to open with
24 this slide and I'm going to close with this slide.



1 So the column in beige to your far
 2 right is basically what we would call the
 3 traditional IFA, the proposed budget for core
 4 services. You will see that primarily our operating
 5 revenue is composed of closing fees for public
 6 finance conduit bonds with some additional fees and
 7 other items. It ends up with total operating
 8 revenues of approximately \$2.2 million.

9 We drop down and we have our total
 10 operating expenses, employees, professional services
 11 and it comes to just over \$4 million. And then we
 12 have our nonoperating revenue which is interest and
 13 investment income from our retained earnings over
 14 time, approximately \$2 million. And that leaves
 15 without any Climate Bank functions overlap
 16 additional revenues a projected profit of just under
 17 \$150 thousand. That for the longer serving Members
 18 and for the newer serving Members, this is the bulk
 19 of what the IFA has looked like.

20 Now, just for a very quick refresher,
 21 in the immediate wake of some changes to the Federal
 22 Tax Law in 2018, this organization started a process
 23 that laid the foundation for language ultimately to
 24 be favorably received by Governor Pritzker and by



1 the General Assembly, naming the Finance Authority
 2 as the Climate Bank in the Climate and Equitable
 3 Jobs Act in September 2021. After some additional
 4 work beginning in November of 2022, we began a
 5 rather robust online stakeholder engagement and we
 6 also began the monthly Climate Bank reports and the
 7 modifications that have become familiar with the
 8 Members. We also engaged outside vendors and were
 9 part of a very aggressive and organized effort led
 10 by the Governor's office to apply for various
 11 sources of formulae and competitive funds.

12 So the beige column becomes part of
 13 the yellow column which is the combination of the
 14 traditional IFA core services. Again, little has
 15 changed on operating revenue, but when we go down to
 16 operating expenses we start to see the changes.

17 Staff, employee-related expenses goes
 18 from approximately \$2.6 million to \$4.9 million and
 19 importantly, vendors, professional services go from
 20 roughly \$900 thousand to \$9.6 million.

21 We also have indirect costs operating
 22 expenses. Again, I'm covering this at a high level.
 23 So that brings us down to total operating expenses
 24 of \$16.7 million and an operating loss of \$14.4



1 million.

2 However, the Federal funds that have
3 become so familiar to all of us do provide various
4 reimbursements for both direct vendor costs, staff
5 costs and indirect costs, and that is where you will
6 find the nonoperating revenues. So from grant
7 income what you will see is approximately a
8 reimbursement of \$11.8 million with indirect costs
9 of approximately \$1.5 million.

10 I will say that the indirect costs
11 are a very conservative approach, roughly taking
12 the baseline of 10 percent. There are other
13 agencies in the State that take indirect costs of
14 upwards of 30 percent. Currently, in the months of
15 May and June, we are running a pilot with the staff
16 looking at our time and allocating it, recording it,
17 particularly for the Greenhouse Gas Reduction Fund,
18 the NCIF, and for the U.S. Department of Energy
19 Revolving Loan Fund.

20 I will also say that the \$1.7
21 million, going back to the top -- let the record
22 reflect that Member Abrams has joined at 9:14 a.m.

23 The \$1.7 million is a very
24 conservative approach. It is down from the forecast

1 that I will cover briefly and Six will go into in
2 some depth, largely because there were a couple of
3 very substantial yet unforeseen public finance
4 transactions.

5 So ultimately, that brings us at the
6 bottom of yellow to a profit 12 months from now --
7 or just over 12 months from now of just over
8 \$836 thousand.

9 Before I go deeper, does anybody have
10 any questions?

11 Jeff, next slide. Now, I apologize
12 for skipping around, but on the deck before you that
13 is up on the screen, we're covering this, these are
14 the new attachments to the Executive Director
15 message. This triangle was our effort last month to
16 show, not tell, what the organization will look like
17 just over 12 months from now. Page eleven in your
18 Version II of the Board Book, but it is also up on
19 the screen.

20 So you see \$1.7 million in operating
21 revenues from traditional public finance functions
22 of the Authority and we have \$112 million of
23 something that is a fairly new concept to the
24 Authority, earned grant income, just because we have



1 not typically -- that's not been typically part of
2 our operations.

3 Now, that could end up being much
4 larger because a significant portion of our Federal
5 funds, as we shall see, are going to come to us as
6 grants and they are going to leave the IFA as
7 grants. However, we believe that at least that we
8 are in the range at least \$112 million of earned
9 grant income 12 months from now.

10 That will be composed of \$17 million
11 of additional SSBCI funding and allocation, that is
12 our initial Climate Bank process, it's led by Senior
13 Vice President Maria Colangelo -- Maria, raise your
14 hand -- with the assistance of Joanna Martinez --
15 raise your hand. That is primarily a participation
16 loan program, but over the last 12 months, it has
17 given us the opportunity to try out integrating
18 Federal funds into IFA finance products.

19 On June the 1st, we received word
20 from our partners at IEPA that the U.S. Department
21 of Energy was at long last going to allocate \$14
22 million in building a revolving loan fund. We had
23 that meeting on Friday afternoon and we will -- we
24 are eligible to start taking reimbursement costs

1 from that as of June the 1st.

2 As of May the 1st, the largest
3 seeding of Climate Bank financial products is going
4 to come to us through the Greenhouse Gas Reduction
5 Fund, NCIF, National Community Investment Fund.
6 Our national applicant is the Coalition for Green
7 Capital, they've been told we are going to be a
8 subgrantee of the Coalition, and they have been told
9 by U.S. EPA that sometime in July or August, the
10 funds will begin to flow and our allocation of that
11 is \$108 million.

12 75 percent of that \$108 million built
13 into that application was a rather aggressive
14 12-month deployment timeline, but 75 percent of \$108
15 million plus 17 in SSBCI plus 14 in revolving loans,
16 that is our somewhat aggressive timeline for just
17 over 12 months from now of deploying these funds
18 responsibly in well underwritten financial products.
19 Next slide.

20 This is a functional organizational
21 chart of roughly what we hope the IFA is going to
22 look like 12 months from now, it is also found on
23 page 12 of your Version 2 of the Board Book attached.
24 But, again, given the complexity, it was



1 not possible to come up with an actual
2 organizational chart given the uncertainties of the
3 Federal conditions and the Federal funding time
4 lines.

5 Moving on to the next slide, page 22,
6 this is a side-by-side comparison. We have the
7 forecast for FY '24, Six will go into that in
8 greater depth. And with our nonoperating revenue,
9 the investment income and some grant reimbursement
10 funds from SSBCI, at this point, we are looking at
11 a profit as of June 30 of \$1.2 million. That is
12 lower than it would have been had we not made the
13 rather significant Climate Bank related investments
14 in the Federal funds for Future Illinois Jobs Act,
15 it would have been close to \$3 million.

16 But, again, as the Members have
17 heard, we have had various debts over the past couple
18 of months, the awards for Recompete and the awards
19 for tech hubs have not been made by the Federal
20 government, but if Illinois is successful, the IFA
21 and the Climate Bank, that will be part of our
22 victory as well. Going down to the FY '25 proposed
23 budget. Again, we have combined traditional public
24 finance, traditional IFA



1 functions, revenues of 2.3, that is 1.7 plus the
2 various other revenues, and we have Climate Bank
3 revenues of approximately \$13.3 million.

4 And, again, I apologize, the black
5 link should go all the way to your right -- should
6 go all the way down to the blue box. But that is
7 basically the breakdown of the \$13.3 million, 8.7
8 for vendors, we will break them out between finance
9 Federal funding and grant Federal funding; new
10 hires for both Climate Bank purposes and hopefully
11 partially reimbursed IFA purposes and indirect
12 costs.

13 Then bringing us down to IFA
14 nonoperating revenues, again, we're anticipating
15 approximately \$2 million in investments and setting
16 aside approximately \$100,000 for bad debt. IFA
17 expenses of approximately \$4.1 million, Climate Bank
18 investments, again, primarily staff, vendors,
19 indirect costs, and a total profit forecast of eight
20 hundred -- just over \$800 thousand as I began the
21 presentation, but that could be, should we be
22 successful with that goal of deploying \$112 million,
23 that would be \$112 million plus \$800 thousand just
24 over 12 months from now. I note that that is rather



1 ambitious. Next slide.

2 As the Members know, we operate
3 currently with a very lean staff and we have done
4 so for some time. We have three jobs that are
5 currently posted, a replacement accounting position,
6 a public finance associate and a deputy general
7 counsel. Those are on our websites, on LinkedIn and
8 then there's another cite called Idealist. We hope
9 in July or August we will also be posting jobs for
10 a human resources manager, an IT manager and a
11 procurement associate. Those are going to be sort
12 of the necessary next building blocks for this
13 rather ambitious goal.

14 So as you'll see in the right hand --
15 bottom right-hand corner, we've got \$3.8 million
16 budgeted, but the full cost of all of these
17 benefits, salary for a full 12 months is actually
18 \$4.3 million. And, again, we staggered this, we
19 wanted to give you the full amount and the budgeted
20 amount, the full amount being that -- and it is
21 what this will all ultimately cost and then
22 hopefully those costs will be reimbursed by the
23 Federal funds. Ultimately, the goal is to have an
24 independent financially self-supporting durable



1 financial organization when all of this is done.

2 Any questions so far?

3 Great. Moving on to page 24 of your
4 Version 2. Now, larger than the head count is going
5 to be the vendor head count and there's very good
6 reason for that, because a large percentage of these
7 Federal funds are going to originate in grants and
8 they're going to be deployed as grants, so that
9 money will be out the door. That stands in contrast
10 to the earned grant income of up to \$112 million
11 that I began the presentation with that as those
12 grant funds are deployed as loans or other financial
13 products or structures, they will ultimately come
14 back to the Authority.

15 So it's the large 8.7 in vendors is
16 the largest single line items, but getting to that
17 8.7 is going to be complex. I'm going to start with
18 our goal first and then I'm going to go to the
19 various regulatory needle threading that we are
20 going to have to pursue.

21 It's very important that the staff,
22 but particularly the vendors, reflect the full
23 diversity of this State consistent with what is in
24 our act under the Climate and Equitable Jobs Act,



1 you've heard me refer to that before. But the
2 vendors are also going to need to fulfill Climate
3 Bank needs and they are going to need to, and the
4 process, obtain those vendors is going to need to be
5 consistent and comply with various State and Federal
6 procurement rules.

7 I will tell you from what I've
8 learned in recent weeks, those rules may not be
9 aligned, but we are going to do our very best. And
10 I am presenting goal paragraph C reflecting the
11 diversity. I don't have a full figure to that, but
12 the Chair and I have discussed it. I know what our
13 objectives are, but it may well be a complicated
14 journey, but I'm very optimistic given the
15 experiences that we've had over the past 12 months
16 with the procurement regulators in this State, our
17 partnership with the Commission on Equity and
18 Inclusion, and then our other State partners.

19 We've had a couple of tools, the
20 invitation for bid zero-dollar contracts with
21 nonprofits that have been able to enhance our
22 capacity, also the Members here, particularly some
23 recent Members, we've got some folks on this Board
24 that have particular expertise and perspective on



1 these objectives and we intend to ask you for your
2 expertise. Any questions on this slide before we
3 continue?

4 Next slide, which is page 25 of your
5 book, but it is also up on the screen. So of that
6 8.7, \$4.8 million is anticipated to be related to
7 finance vendors. Probably the largest and -- or
8 among the largest and most important is an
9 inter-agency web platform portal. As all of you
10 have heard in past meetings, not only are we dealing
11 with multiple Federal agencies, but we have multiple
12 State partners and we have multiple forms of Federal
13 financial assistance, sometimes supplemented with
14 State financial assistance, grants, loans, tax
15 credits. And, ultimately, if it is challenging for
16 me to convey some of these resources to all of you
17 in a public meeting, imagine what it is for an
18 ordinary business and ordinary local government and
19 ordinary individual. But we've had plenty of
20 discussions among the State actors of some sort of
21 combined portal intake.

22 But the three elements that hopefully
23 are going to lead to almost \$112 million in earned
24 grant income over 12 months from now, that these are



1 the vendors that we're going to need to do it.
2 Again, we're going to need to reflect the diversity
3 of our State, we're going to need to get there by
4 complying with State and Federal requirements and
5 their ability to meet our needs. Any questions?

6 Next slide, page 26 of your
7 materials. These are the grant vendors. And,
8 again, with both staff and the vendors, probably the
9 best example is the Solar for All. Initially, the
10 not-to-exceed amount for the grant from the Federal
11 government was \$400 million per awardee. They
12 reduced it to \$250 million half way through the
13 process. Ultimately, our award was \$156 million.
14 Similarly, with the NCIF of the Greenhouse Gas
15 Reduction, the application we were part of was for
16 \$10 million, it was subsequently -- \$10 billion,
17 subsequently \$5 billion. Our allocation, got it
18 confirmed in writing for our pipeline, is \$108
19 million.

20 So these are the grant vendors and,
21 again, ultimately, as we move forward, as I
22 mentioned before roughly, we are in year two of a
23 three-year transformation that may well extend when
24 the grant funds that are deployed -- that are

1 received as grant funds that are also deployed as
2 grant funds, they will be out the door. So there
3 is a bias for us here at the Authority, but also for
4 the State, to build a diverse effective work force
5 that will be long-time organizational muscle, that
6 is our goal. But the challenge that we will have
7 organizationally is appropriately deploying the
8 grant funds that will supplement the finance
9 deployment and then ultimately integrating those
10 new staffers into the finance organization, but
11 the total amount equals \$8.7 million. Any
12 questions?

13 Moving on to page 28 of your Version
14 II, again, we're projecting profit this year, we're
15 projecting profit next year. Most of the history of
16 the Authority from 2004, we have retained earnings
17 or profits. These are the five categories that I
18 expect potentially additional investments to --
19 that I would come back through the Climate Bank plan
20 and modifications. Again, some of these may well be
21 reimbursed from the various Federal funds, but I
22 just put a round figure of \$1 million. Diversity
23 for both vendors and staff, we have identified one
24 alum of State government who we believe will be



1 in a position under a personal services contract to
2 engage with the world potential vendors.

3 We've learned a lot in the last year,
4 both -- one of the things that has become apparent
5 is that Craig Holloway, our procurement lead, as
6 talented as he is just under the procurement rules,
7 he cannot really effectively engage with potential
8 vendors as to all of the steps that we need to have
9 them do. And so this person that I've sought
10 so-called could be a very important contributor.

11 The Inflation Reduction Act tax
12 credits, again, the rules became -- the rules came
13 out in March. This is still a learning experience,
14 but it's a very large percentage of the Inflation
15 Reduction Act, 65 percent. In addition, there are
16 the long-standing opportunity zone tax credits we've
17 engaged with some nonprofit partners that also work
18 with DCEO. We think that the opportunities are
19 focused in disadvantaged communities, so we think
20 that that may be a very nice staff that credits the
21 opportunity zones, the grant funding and the
22 grant-based financial deployment stacking those up.

23 One of the items, just to keep it in
24 mind, is that in 2025 when there is a new Congress,

1 that the 2018 Federal tax credits will sunset. And
2 our colleague Brad came back from a national meeting
3 and what was described was this will be the Super
4 Bowl of Federal tax policy in 2025, potentially.

5 So all of these things that we're
6 discussing could be on the table and we'll have
7 little or no control over them, which is the
8 advantage of going after the Federal grants that we
9 have as we are doing currently.

10 The loan programs office, you've
11 heard me talk about that, nature-based solutions,
12 we were very pleased and will have details in the
13 coming months, a well-known foundation has made an
14 award to us, a fairly small amount. They've not made
15 the public announcement yet for Nature-based
16 Solutions and then whatever requests we receive from
17 the Governor's office and DCEO. Any questions on
18 page 28 where we may be going for additional
19 investments. Jeff, the next -- yes.

20 Moving on to page 27, I know that
21 we've covered a lot of operating and nonoperating --
22 next page Jeff, please. Oh -- previous. Oh, there
23 we go, sorry about that. I apologize, I got out of
24 order.

1 To the left in orange and yellow,
 2 this is on page 27, orange you've sometimes heard me
 3 refer to as the second 60 because of some financings
 4 and investments that we've been involved with, it's
 5 gone from 60 to 69, just over \$69 million. These
 6 are the portions of our net position or our funds to
 7 our health and state treasurer, others are locally
 8 held. They are locked or originated in some way in
 9 State appropriations or State law.

10 Now, ultimately it will not be my
 11 decision or our decision, these will be decisions
 12 by the Governor's office and the General Assembly,
 13 and we've begun those discussions. Ultimately, the
 14 orange should be reconfigured or refocused over the
 15 coming years as to Climate Bank purposes.

16 You've heard us discuss about the
 17 office of the Fire Marshal's revolving loan program
 18 for local governments for fire trucks and
 19 ambulances. Again, we've not opened this
 20 discussion, but certainly that sort of concessionary
 21 highly incentive-based financing -- financing with
 22 such favorable terms is that it is almost a
 23 grant-like form of financial assistance, that is
 24 something that really belongs in the role of Climate

1 Bank grants and finance, as does the possible
 2 transition of those fleets to electric vehicles,
 3 the necessary charging and whatever public safety
 4 buildings ultimately become resilience hubs during
 5 the energy transition.

6 To be sure, I'm sharing this with
 7 you, but we have not really opened up those
 8 discussions with the Fire Marshal's office. Most of
 9 the discussion that we've had with the Governor's
 10 office is on the industrial revenue fund, the
 11 housing partnership fund and the two ag funds, and
 12 those discussions are ongoing.

13 It is the yellow that the 59.8 which
 14 is our current fund, those are the retained earnings
 15 -- the money that came over from the predecessors and
 16 then has steadily been increasing by generally
 17 operating as a profit since 2004.

18 Going to the right column, we have
 19 what are my favorite forms of Federal grants, the
 20 blue Federal grants that are going to come to us and
 21 ultimately be deployed in financial vehicles, loans
 22 or other financial structures. And then the green,
 23 which you've heard me talk about before, Solar for
 24 All, the electric vehicle charging and fueling

1 infrastructure, and the grid with primarily
2 downstate municipal utilities and rural co-ops,
3 that's what our world is going to look like. Go
4 to the next page, please, Jeff. Back to page 32,
5 in your Version 2 which is the yellow and beige
6 columns.

7 Hopefully, the presentation that
8 I've provided you gives you a sense of direction
9 and the life and the goals and the energy behind the
10 yellow column which is the budget that we have
11 before you for consideration and how the IFA current
12 operations fit into the yellow column. I ask for
13 your support and I'll take any questions.

14 CHAIR HOBERT: Great.

15 DIRECTOR MEISTER: Great.

16 ASSISTANT SECRETARY BRINLEY: This is Claire
17 Brinley.

18 Item 3 is a Resolution approving the
19 schedule of regular meetings for Fiscal Year 2025.
20 The meeting dates proposed maintain the Authority's
21 practice of meeting on the second Tuesday of each
22 month but will restore the regular meeting time
23 from 9:00 a.m. to 9:30 a.m.

24



1 Does any Member have any questions or comments?

2 CHAIR HOBERT: To be clear, Fiscal Year 2025
3 starts --

4 ASSISTANT SECRETARY BRINLEY: -- next month,
5 July 9th.

6 CHAIR HOBERT: So the meeting will be 9:30 next
7 month and going forward.

8 This is Will Hobert. I would like to
9 request a motion to pass --

10 DIRECTOR MEISTER: Excuse me, Chair Hobert.
11 Also, during my lengthy presentation on the budget,
12 included in that budget is a line item of
13 approximately \$100 thousand for staff promotions and
14 salary increases. We are still working through that
15 process, but I wanted the members to know we'd
16 anticipate that in the next month or two, we will
17 come back to the Members with the details on that.

18 CHAIR HOBERT: To be clear, working through
19 that process means working with the Governor's
20 office to make sure they agree with the proposed
21 salary increases.

22 DIRECTOR MEISTER: Well said.

23 CHAIR HOBERT: This is Will Hobert. I'd like
24 to request a motion to pass and adopt the following



1 new business items, 1, 2 and 3. Is there such a
2 motion?

3 MEMBER CALDWELL: This is Karen Caldwell. So
4 moved.

5 MEMBER JURACEK: This is Arlene Juracek.
6 Second.

7 CHAIR HOBERT: This is Will Hobert. Will the
8 Assistant Secretary please call the roll?

9 ASSISTANT SECRETARY BRINLEY: This is Claire
10 Brinley. On the motion by Member Caldwell and
11 second by Member Juracek, I will call the roll:

12 Member Abrams?

13 MEMBER ABRAMS: Yes.

14 ASSISTANT SECRETARY BRINLEY: Member Beres?

15 MEMBER BERES: Yes.

16 ASSISTANT SECRETARY BRINLEY: Member Caldwell?

17 MEMBER CALDWELL: Yes.

18 ASSISTANT SECRETARY BRINLEY: Member Juracek?

19 MEMBER JURACEK: Yes.

20 ASSISTANT SECRETARY BRINLEY: Member Landek?

21 MEMBER LANDEK: Yes.

22 ASSISTANT SECRETARY BRINLEY: Vice Chair Nava?

23 VICE CHAIR NAVA: Yes.

24 ASSISTANT SECRETARY BRINLEY: Member Poole?

1 MEMBER POOLE: Yes.

2 ASSISTANT SECRETARY BRINLEY: Member Sutton?

3 MEMBER SUTTON: Yes.

4 ASSISTANT SECRETARY BRINLEY: Member Zeller?

5 MEMBER ZELLER: Yes.

6 ASSISTANT SECRETARY BRINLEY: And finally Chair
7 Hobert?

8 CHAIR HOBERT: Yes.

9 ASSISTANT SECRETARY BRINLEY: Again, this is
10 Claire Brinley. Chair Hobert, the ayes have it and
11 the motion carries.

12 CHAIR HOBERT: This is Will Hobert. Six, will
13 you please present the financial reports?

14 MS. GRANDA: This is Six Granda. Thank you,
15 Chair Hobert.

16 Good morning, everyone. Today, I will
17 be presenting the financial report for period ending
18 May 31, 2024. Please note that all information is
19 preliminary and unaudited.

20 Beginning with the operating
21 revenues, our year-to-date operating revenues of
22 \$2.7 million are \$487 thousand or 22.2 percent higher
23 than budget. This is primarily attributable to the
24 Authority posting closing fees of \$510 thousand higher



1 than budget with an offset in all other revenues of
2 \$23 thousand lower than budget.

3 Our operating expenses of \$4.7 million
4 are \$567 thousand or 13.7 percent higher than budget.
5 This is primarily attributable to the Authority
6 posting professional services of \$791 thousand higher
7 than budget due to Climate Bank and Funds for Future
8 Jobs activities with an offset in all other
9 operating expenses of \$224 thousand lower than
10 budget. Taken together, the Authority posting for an
11 Operating Net loss of approximately \$2 million

12 Moving on to the non-operating
13 activity, our year-to-date interest and investment
14 income of \$1.9 million are \$19 thousand or 1.1
15 percent higher than budget. The Authority posted a
16 \$783 thousand mark-to-market, non-cash appreciation
17 in its investment portfolio. This non-cash
18 appreciation, coupled with an approximate \$9 thousand
19 of our realized loss on the sale of certain
20 Authority investments will result in year-to-date
21 Investment Income Position of \$2.6 million which is
22 \$793 thousand higher than budget. Our year-to-date
23 Grant income of \$638 thousand is \$266 thousand higher
24 than budget. Our year-to-date Operating loss of

1 approximately \$2 million and the year-to-date
2 Investment Position Income and Grant Income of \$3.3
3 million will result in a year-to-date Net Income of
4 approximately \$1.2 million which is \$979 thousand
5 higher than budget.

6 The General Fund continues to
7 maintain a net position of \$60.3 million as of May
8 31, 2024. Our total assets in the General Fund are
9 \$65 million (consisting mostly of cash, investments,
10 and receivables). Our unrestricted cash and
11 investments total \$51.2 million (with \$38.2 million
12 in cash). Our restricted cash totals \$2.7 million.
13 Our notes receivable from the Illinois Rural Bond
14 Bank local governments total \$3.7 million;
15 Participation Loans, SSBCI Loans and Deferred Action
16 for Childhood Arrivals Loans and other loans total
17 \$5 million.

18 Regarding the Authority's direct
19 lending activities, the Authority funded a direct
20 loan in the amount of \$1.6 million to Afterglow
21 Climate Justice Fund on May 7, 2024.

22 Moving on to Audit, the Authority
23 participated in the entrance conference for its
24 Fiscal Year 2024 Financial Audit on May 22, 2024.



1 The first phase of the fieldwork began on May 23,
2 2024, and the expectation is that the auditors will
3 sometimes conduct work remotely and sometimes
4 conduct work on the Authority's premises. As the
5 audit progresses, updates will be provided to the
6 Board.

7 Also on May 22nd of 2024, the
8 Authority received a draft audit report for
9 Purchases, Contracts, Leases and Intergovernmental
10 Agreement Audit performed by CMS Bureau of Internal
11 Audit. The draft report has one observation. The
12 Authority is currently working to provide a response
13 to the observation, and once it is final, it will
14 be distributed to the Board. The Federal Grant and
15 the Revenues, Receivable & Receipts Audit are still
16 in progress. The Authority anticipates completing
17 these audit reports before June 30, 2024. The
18 Authority has already scheduled a meeting on June 13,
19 2024, with CMS Bureau of Internal Audit to discuss
20 the Annual Audit Plan for Fiscal Year 2025.

21 Moving on to Human Resources, the
22 Authority -- as just mentioned -- the Authority has
23 posted three job positions: the Accounting Loan
24 Management, Deputy General Counsel, and a Public

1 Finance Associate. The Authority will be scheduling
2 interviews for the Accounting Loan Management
3 position in the coming weeks.

4 Are there any questions? Thank you.

5 DIRECTOR MEISTER: Okay. Moving on to the
6 Climate Bank Plan and Modification, we do have a
7 sharp -- C-PACE meeting at 10:00 a.m. sharp.

8 So the Climate Bank standing report
9 is on pages 69 through 71 of your Version 2
10 materials. I have covered, I think, probably
11 most everything in those two and a quarter pages.
12 Our proposed modification plan is on pages 72 and
13 73, there's six items, I'll run through them
14 quickly.

15 Number one, the \$14 million revolving
16 loan fund, again, we're moving forward with that;
17 number two, you've heard about the RECI grant
18 resulting in the Green Building Hub, we're moving
19 forward with that; number three, I mentioned the
20 foundation, that we've received a tentative award
21 for Nature-Based Solutions; number four, through
22 the Climate Bank and 4FJ initiative, we are going
23 to be working with DCEO Chicago Community Loan
24 Funding and others to further explore integrating



1 opportunity zones into our plans; number five, we
 2 are in active discussions with the Illinois
 3 Emergency Management Agency on various potential
 4 sources of new Federal funding over the next few
 5 months; and finally, the Loan Programs Office, we
 6 were fortunate that we put in our paperwork and
 7 were declared a State Energy Financial Institution
 8 because that is an option that is no longer
 9 available to organizations like ours without a
 10 solid project. However, Representatives of the U.S.
 11 Department of Energy Loan Programs Office will be
 12 here in this office next week and we'll have some
 13 of our other partners. That's all I have. Any
 14 questions on Climate Bank?

15 Oh, as the Chair said, it was my
 16 temporary overabundance of caution that prevented
 17 the vote on last month's financials, Climate Bank
 18 Modification and Climate Bank Report and Procurement
 19 Report. We hope not to have an overabundance of
 20 caution on my part again, that will be part of the
 21 vote that all of you will take May and June. I'll
 22 take any questions. Thank you.

23 CHAIR HOBERT: This is Will Hobert. Pursuant
 24 to Resolution 2022-1110-EX 16, the Members may

1 affirm, modify, or disapprove of any of the
 2 modifications to the Climate Bank Plan.

3 I would like to request a motion to
 4 accept the preliminary and unaudited Financial
 5 Reports for the eleven-month period ended May
 6 31, 2024, to accept the Report on the Climate Bank
 7 Plan, and to affirm the modifications to the Climate
 8 Bank Plan from May 2024 and June 2024. Is there
 9 such a motion?

10 VICE CHAIR NAVA: This is Roxanne Nava. So moved.

11 MEMBER POOLE: Member Roger Poole. Second. CHAIR

12 HOBERT: This is Will Hobert. All those
 13 in favor?

14 [Ayes via voice vote]

15 CHAIR HOBERT: Any opposed?

16 This is Will Hobert. The ayes have
 17 it and the motion carries.

18 Six, will you please present the
 19 procurement report?

20 MS. GRANDA: This is Six Granda. I will present
 21 the procurement report from both May 2024 and June
 22 2024.

23 The contracts listed in the May 2024
 24 procurement report are to support the Authority's



1 operations; the report also includes expiring
 2 contracts into July 2024. The Authority recently
 3 executed a contract with the Boston Consulting Group
 4 for Distressed Area Recompete Pilot Pro Federal
 5 Consultant Services. The contracts listed in the
 6 June 2024 procurement report are to support the
 7 Authority's operations. The report also includes
 8 expiring contracts into December 2024. The
 9 Authority recently executed a contract with CDW for
 10 the purchase of eight laptops for the Authority
 11 staff.

12 Does anybody have any questions?

13 Thank you.

14 CHAIR HOBERT: This is Will Hobert. Does
 15 anyone wish to make any additions, edits,
 16 or corrections to the Minutes from March 12, 2024,
 17 and April 9, 2024? That should have been May.

18 ASSISTANT SECRETARY BRINLEY: The May minutes are not included

19 CHAIR HOBERT: Okay, fair enough.

20 Any additions, edits or corrections?

21 Hearing none, I'd like to request a motion to
 22 approve the minutes. Is there such a motion?

23 MEMBER SUTTON: Oh, sorry. This is Lynn

24 Sutton. So moved.



1 MEMBER BERES: This is Drew Beres. Second.

2 CHAIR HOBERT: All right. This is Will Hobert.

3 All those in favor?

4 [Ayes via voice vote]

5 Any opposed? The ayes have it and
 6 the motion carries.

7 Is there any other business to come
 8 before the Members?

9 ASSISTANT SECRETARY BRINLEY: This is Claire
 10 Brinley. Chair Hobert, Members Fuentes, Pawar,
 11 Ryan, Strautmanis and Wexler were unable to
 12 participate today.

13 CHAIR HOBERT: This is Will Hobert. I would
 14 like to request a motion to excuse the Members
 15 Fuentes, Pawar, Ryan, Strautmanis and Wexler who
 16 were unable to participate today. Is there such a
 17 motion?

18 MEMBER ABRAMS: This is Susan Abrams. So moved.

19 MEMBER BERES: This is Drew Beres. Second.

20 CHAIR HOBERT: This is Will Hobert. All those
 21 in favor?

22 [Ayes via voice vote]

23 CHAIR HOBERT: Any opposed? The ayes have it
 24 and the motion carries.



1 Is there any matter for discussion in
2 closed session today?

3 Hearing none, the next regularly
4 scheduled meeting will be held in person on Tuesday,
5 July 9, 2024, at 9:30 a.m. I would like to request
6 a motion to adjourn. Is there such a motion?

7 MEMBER CALDWELL: This is Karen Caldwell. So
8 moved.

9 MEMBER JURACEK: This is Arlene Juracek.
10 Second.

11 CHAIR HOBERT: This is Will Hobert. All those
12 in favor?

13 [Ayes via voice vote]

14 Any opposed? The ayes have it and
15 the motion carries.

16 ASSISTANT SECRETARY BRINLEY: This is Claire
17 Brinley. The time is 9:54 a.m. This meeting is
18 adjourned.

19 * * * * *

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF COOK)
4

5 I, PATRICIA S. MANN, CSR, RPR, a certified
6 shorthand reporter in the State of Illinois, do
7 hereby certify that the above matter was recorded
8 stenographically by me and reduced to writing by
9 me.

10 I FURTHER CERTIFY that the foregoing transcript
11 of the said matter is a true, correct and complete
12 transcript of the proceedings at the time and place
13 specified hereinbefore.

14 I FURTHER CERTIFY that I am not a relative or
15 employee of any of the parties, nor a relative or
16 employee of the attorneys of record or financially
17 interested directly or indirectly in this action.

18 IN WITNESS WHEREOF, I have hereunto set my hand
19 and affixed my seal of office at Chicago, Illinois,
20 this 24th day of June, 2024.

21 *Patricia S. Mann*
22 -----

23 Patricia S. Mann, CSR, RPR
24 License No. 084-001853



ILLINOIS FINANCE AUTHORITY
ROLL CALL
JUNE 11, 2024
QUORUM

June 11, 2024

10 YEAS

0 NAYS

0 PRESENT

Y	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence
NV – Denotes Not Voting
A – Denotes Abstention
* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 VOICE VOTE
 JUNE 11, 2024
 AGENDA OF THE REGULAR MEETING OF THE MEMBERS
 APPROVED

June 11, 2024

9 YEAS

0 NAYS

0 PRESENT

NV	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 ROLL CALL

RESOLUTION 2024-0611-01

RESOLUTION AUTHORIZING AND APPROVING AMENDMENTS TO AND/OR
 NEW CERTIFICATES OR AGREEMENTS FOR ILLINOIS FINANCE AUTHORITY
 AGRICULTURAL DEVELOPMENT REVENUE BOND (ALWARDT 2010-04-0004)

IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$203,000 TO
 EFFECTUATE A RELEASE OF APPROXIMATELY 10 ACRES OF FARMLAND,
 AND RELATED DOCUMENTS; AND OTHER MATTERS RELATED THERETO
 APPROVED*

June 11, 2024

10 YEAS		0 NAYS		0 PRESENT	
Y	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
ROLL CALL
RESOLUTION 2024-0611-02
RESOLUTION ADOPTING THE BUDGET OF THE ILLINOIS FINANCE
AUTHORITY FOR FISCAL YEAR 2025 AND OTHER MATTERS RELATED
THERE TO
APPROVED*

June 11, 2024

10 YEAS

0 NAYS

0 PRESENT

Y	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 ROLL CALL
 RESOLUTION 2024-0611-03
 RESOLUTION APPROVING THE SCHEDULE OF REGULAR MEETINGS FOR
 FISCAL YEAR 2025
 APPROVED*

June 11, 2024

10 YEAS	0 NAYS	0 PRESENT
Y Abrams (ADDED)	Y Landek	E Strautmanis
Y Beres	Y Nava	Y Sutton
Y Caldwell	E Pawar	E Wexler
E Fuentes	Y Poole	Y Zeller
Y Juracek	E Ryan	Y Chair Hobert

E – Denotes Excused Absence
 NV – Denotes Not Voting
 A – Denotes Abstention
 * – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 VOICE VOTE
 APPROVAL OF THE PRELIMINARY AND UNAUDITED FINANCIAL REPORTS
 FOR THE ELEVEN-MONTH PERIOD ENDED MAY 31, 2024, AND APPROVAL OF
 THE MAY 14, 2024, AND JUNE 11, 2024, MODIFICATIONS TO THE CLIMATE
 BANK PLAN
 APPROVED

June 11, 2024

10 YEAS

0 NAYS

0 PRESENT

Y	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 VOICE VOTE
 MINUTES OF THE MARCH 12, 2024, AND APRIL 9, 2024, REGULAR MEETING
 OF THE AUTHORITY
 APPROVED

June 11, 2024

10 YEAS	0 NAYS	0 PRESENT
Y Abrams (ADDED)	Y Landek	E Strautmanis
Y Beres	Y Nava	Y Sutton
Y Caldwell	E Pawar	E Wexler
E Fuentes	Y Poole	Y Zeller
Y Juracek	E Ryan	Y Chair Hobert

E – Denotes Excused Absence
 NV – Denotes Not Voting
 A – Denotes Abstention
 * – Consent Agenda

ILLINOIS FINANCE AUTHORITY
 VOICE VOTE
 EXCUSING THE ABSENCE OF ANY MEMBERS UNABLE TO PARTICIPATE IN
 ANY VOTES OF THE JUNE 11, 2024, REGULAR MEETING OF THE AUTHORITY
 APPROVED

June 11, 2024

10 YEAS

0 NAYS

0 PRESENT

Y	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence

NV – Denotes Not Voting

A – Denotes Abstention

* – Consent Agenda

ILLINOIS FINANCE AUTHORITY
VOICE VOTE
ADJOURNING THE JUNE 11, 2024, REGULAR MEETING OF THE AUTHORITY
APPROVED

June 11, 2024

10 YEAS

0 NAYS

0 PRESENT

Y	Abrams (ADDED)	Y	Landek	E	Strautmanis
Y	Beres	Y	Nava	Y	Sutton
Y	Caldwell	E	Pawar	E	Wexler
E	Fuentes	Y	Poole	Y	Zeller
Y	Juracek	E	Ryan	Y	Chair Hobert

E – Denotes Excused Absence
NV – Denotes Not Voting
A – Denotes Abstention
* – Consent Agenda

XI. OTHER BUSINESS

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XII. CLOSED SESSION

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XIII. ADJOURNMENT

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APPENDIX A - INFORMATION REGARDING NEW BUSINESS ITEMS



REGULAR MEETING OF THE MEMBERS TUESDAY, JULY 9, 2024 9:30 A.M.

**MICHAEL A. BILANDIC BUILDING
160 NORTH LASALLE STREET
SUITE S-1000
CHICAGO, ILLINOIS 60601**

**LELAND BUILDING
527 EAST CAPITOL AVENUE
FIRST FLOOR, HEARING ROOM A
SPRINGFIELD, ILLINOIS 62701**

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NEW BUSINESS

CONDUIT DEBT - BOND ISSUE RESOLUTIONS				
Tab	Applicant	Location(s)	Amount	Staff
<i>Revenue Bonds - Final Bond Resolutions</i>				
1	Northwestern University Settlement Association	Cook County	\$8,550,000	BF
TOTAL CONDUIT DEBT			\$8,550,000	

ADDITIONAL RESOLUTIONS		
Tab	Action	Staff
<i>Executive</i>		
2	Resolution for the Election of a Vice Chair of the Illinois Finance Authority	CM

REQUEST	Final Bond Resolution Date: July 9, 2024
PROJECT	<p>Purpose: Proceeds of the Illinois Finance Authority Revenue Bonds, Series 2024 (Northwestern University Settlement Association) (the “<u>Bonds</u>”) will be loaned to Northwestern University Settlement Association, an Illinois not for profit corporation (the “<u>Borrower</u>” or the “<u>Association</u>”) to refinance existing taxable indebtedness previously incurred by the Borrower (or a wholly-owned affiliate of the Borrower) the purpose of which was to acquire, construct, improve and equip educational facilities consisting of the Rowe Middle School located at 1420 W. Augusta Boulevard, Chicago, Illinois (the “<u>Project</u>”), and pay costs of issuance and other costs related to the Bonds, including, but not limited to, certain funded interest, all as permitted under the Act (collectively, the “<u>Financing Purposes</u>”).</p> <p>Project Number: 12594</p> <p>Volume Cap: None.</p> <p>Extraordinary Conditions: None.</p>
LOCATION(S)	Chicago (Cook County)
JOB DATA	<p>Current Jobs: 162 New Jobs*: 0</p> <p>Retained Jobs: Not applicable Construction Jobs*: 0</p>
PRIOR ACTION	<p>None. This is the first time this transaction has been presented to the Members of the Authority.</p> <p>Material Changes: Not applicable.</p>
FINANCING	<p>The plan of finance contemplates that the Authority will issue tax-exempt qualified private activity bonds (or a combination of tax-exempt qualified private activity bonds and taxable private activity bonds) consisting of one or more series in an aggregate principal amount not to exceed \$8.55 million under a Bond and Loan Agreement as a direct purchase by Wintrust Bank, National Association (the “<u>Bond Purchaser</u>”).</p> <p>Rating: The Bonds will not be rated by any credit rating agency.</p> <p>Authorized Denominations: Each series of Bonds will be initially issued as a single fully registered Bond.</p>
INTEREST RATE	<p>During the Initial Interest Period of ten years (i.e., July 2034), interest on the tax-exempt Bonds will accrue at the Index Floating Rate based, in part, on one-month Term SOFR.</p> <p>Each series of Bonds will bear interest at one or more fixed or variable rates not to exceed 25% per annum.</p>

MATURITY	The Final Bond Resolution authorizes a final maturity of not later than 40 years from the date of issuance.																				
SECURITY	<p>The obligations of the Borrower to make repayments and prepayments, if applicable, on the Bonds will be absolute and unconditional under the Bond and Loan Agreement.</p> <p>The Borrower has made certain additional covenants to the Bond Purchaser as set forth in the Continuing Covenant Agreement between the Borrower and the Bond Purchaser. The Authority is not a party to the Continuing Covenant Agreement.</p>																				
SOURCES & USES[†]	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sources:</th> <th style="text-align: right;">Uses:</th> </tr> </thead> <tbody> <tr> <td>Bonds</td> <td style="text-align: right;">\$8,550,000</td> </tr> <tr> <td></td> <td style="text-align: right;">Refinancing</td> </tr> <tr> <td></td> <td style="text-align: right;">\$8,250,000</td> </tr> <tr> <td></td> <td style="text-align: right;">Cost of Issuance</td> </tr> <tr> <td></td> <td style="text-align: right;">171,000</td> </tr> <tr> <td></td> <td style="text-align: right;">Other</td> </tr> <tr> <td></td> <td style="text-align: right;"><u>129,000</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">Total</td> </tr> <tr> <td></td> <td style="text-align: right;"><u>\$8,550,000</u></td> </tr> </tbody> </table>	Sources:	Uses:	Bonds	\$8,550,000		Refinancing		\$8,250,000		Cost of Issuance		171,000		Other		<u>129,000</u>	Total	Total		<u>\$8,550,000</u>
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Total	Total																				
	<u>\$8,550,000</u>																				
RECOMMENDATION	Staff recommends approval of the Final Bond Resolution.																				

** Projected*

† Preliminary, subject to change

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PROJECT AND FINANCING SUMMARY

PROGRAM AND CONTRIBUTION

The Illinois Finance Authority (“Authority”) may issue bonds from time to time as provided in the Illinois Finance Authority Act, 20 ILCS 3501/801-1 et seq., as amended (the “Authority Act” or the “Act”), for the purposes set forth therein. Tax-exempt qualified private activity bonds issued by the Authority (and any premium thereon and the interest thereon) do not constitute indebtedness or an obligation, general or moral, or a pledge of the full faith or a loan of credit of the State of Illinois (“State”) or any political subdivision thereof, within the purview of any constitutional or statutory limitation or provision.

Because interest paid to bondholders on such obligations is not includable in their gross income for federal income tax purposes, bondholders are willing to accept a lower interest rate than they would accept if the interest was taxable. Special rules apply to bonds that are private activity bonds for those bonds to be tax-exempt qualified private activity bonds.

BUSINESS SUMMARY

Northwestern University Settlement Association was established in 1898 and is a 501(c)(3) organization exempt from federal income taxes under the Internal Revenue Code.

Northwestern University Settlement Association has served the city of Chicago for over 130 years through community programs focusing on education and social services. Based in the West Town neighborhood, Northwestern Settlement’s mission is to support and empower children and families in need, aiming to transform lives through education, social services, and various community initiatives. Programs and services offered through Northwestern Settlement include early childhood education, food pantry and emergency services, the Family CARES Community Mental Health Center, House In The Wood summer camp and outdoor education center, After School and Teen programming, and Rowe Elementary School.

In 2008, the Chicago-based Renaissance Schools Fund facilitated a partnership between Northwestern Settlement and Bain & Company, a global consulting firm deeply committed to public education reform. Together, they established a new contract grammar school campus based on extensive research and national best practices. In 2009, the John Rowe family and Exelon Corporation bolstered the initiative, enhancing the financial and operational strength of what became Rowe Elementary School, located on Cleaver Avenue. In 2014, Rowe expanded to include the Middle School building on Augusta Boulevard, serving grades 6-8. Today, Rowe scholars attend some of Chicago’s most elite high schools, including Walter Payton, Whitney Young, Lane Tech, Jones, and St. Ignatius.

Rowe Elementary School operates as a charter school, focusing on developing academic skills for children while preparing them for success in high school and college. The school’s mission is to cultivate a college mindset among students and their families through a rigorous academic curriculum infused with social and emotional development programs.

As of September 2023, Rowe served 703 students, predominantly from low-income backgrounds, across grades K-8 from throughout Chicago. Funding sources include Chicago Public Schools, state and federal grants, community and corporate foundations, and public contributions, with approximately 84% of support derived from per pupil funding from Chicago Public Schools in the same fiscal year.

Rowe Elementary School is subject to a Charter Agreement with the Chicago School Reform Board of Trustees (“Chicago Public Schools”) through June 30, 2025. In addition, the Rowe Elementary School has been certified as a charter school by the Illinois State Board of Education. Under State law, Chicago Public Schools has oversight responsibility to verify that the School complies with the requirements and meets the expectations of a public educational system. Rowe Elementary School is expected to satisfy regulations and compliance requirements defined by Chicago Public Schools.

Background: The Bonds will refinance existing taxable indebtedness previously incurred by the Borrower (through a wholly-owned affiliate of the Borrower), including a leveraged loan as a part of a New Markets Tax Credit financing. The related seven-year compliance period under federal tax law ends in July 2024, and Northwestern Settlement will recognize anticipated debt forgiveness income in connection with the unwinding of the New Markets Tax Credit financing.

OWNERSHIP OR ECONOMIC DISCLOSURE STATEMENT

The educational facilities specifically known as Rowe Middle School located at 1420 W. Augusta Boulevard, Chicago, Illinois 60642 will be owned and operated by the Borrower or a wholly-owned affiliate of the Borrower.

Applicant: Northwestern Settlement Foundation
1400 W. Augusta Blvd.
Chicago, IL 60642

Website: <https://www.northwesternsettlement.org/>

Contact: Christian Feaman, Chief Financial Officer **Email:** cfeaman@nush.org

Northwestern Settlement Foundation, an Illinois not for profit corporation (the “Foundation”), was founded in conjunction with the Association entering into the New Markets Tax Credit financing in July 2017. The Association is the sole member of the Foundation.

The Association is governed by a Board of Directors, as follows:

Amy O’Donnell, Chair
Sami El Saden, Vice Chair
William Weinhofer, Treasurer
Kathleen Elliott, Secretary
Robert Best
Sydney Browning
Virginia Burnstine
Lieke Hakkenberg
Tracy Heilman
Christine Jacobek
Kurt Mueller
Tracy Rayner
John Relias
William Rowe
Alice Schaff
Sarah Shumway
Andrew Stevens

Hollis Sunshine
 Chantel Varnado
 Tyrone Washington
 Claire Winnard

PROFESSIONAL AND FINANCIAL INFORMATION

Borrower’s Advisor:	Herbert J. Sims & Co.	Fairfield, CT	Rich Harmon Shannon Falon
Borrower’s Counsel:	Winston & Strawn LLP	Chicago, IL	Chuck Boehrer Dennis Kelly
Bond Counsel:	Ice Miller LLP	Chicago, IL	Tom Smith
Bond Purchaser:	Wintrust Bank, N.A.	Chicago, IL	Kandace Lenti Nick Bruce Julia Nehf Patrick Hairston
Bond Purchaser’s Counsel:	Nixon Peabody LLP	Chicago, IL	Sharone Levy Julie Seymour
Issuer:	Illinois Finance Authority	Chicago, IL	Brad Fletcher
Issuer’s Counsel:	Burke, Burns & Pinelli, Ltd.	Chicago, IL	Matt Lewin Marty Burns

LEGISLATIVE DISTRICTS

U.S. Congressperson: 7
 State Senator: 5
 State Representative: 10

SERVICE AREA

Rowe Elementary School serves students across grades K-8 principally from the West Town community area (including the Ukrainian Village District) of Chicago, in addition to the Humboldt Park, Belmont Cragin and Bucktown community areas of Chicago.

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To: Members of the Illinois Finance Authority

From: Chris Meister, Executive Director

Date: July 09, 2024

Re: Resolution for the Election of a Vice Chair of the Illinois Finance Authority

Request

The related resolution will approve the election of a Member to the office of Vice Chair of the Illinois Finance Authority (the “Authority”). The elected Member will serve for a one-year term.

Impact

Article III, Section 2 of the By-Laws of the Authority provides that “[a]t the direction of the Authority, a Vice Chairperson ... shall be elected by the Authority from among its Members for a term expiring on the date of the next annual meeting following such election and if so elected he or she shall preside at meetings of the Authority and perform all duties incumbent upon the Chairperson during the absence or disability of the Chairperson.”.

Recommendation

Staff recommends the election of a Vice Chair.