



Tuesday, May 23, 2017

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## PUBLIC NOTICE OF TAX EQUITY AND FISCAL RESPONSIBILITY ACT HEARING

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The Illinois Finance Authority (the “IFA”) will hold a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, at 500 East Monroe, 11<sup>th</sup> Floor, Springfield, Illinois 62701 on **Friday, May 26, 2017 at 9:00 a.m.**

This Notice is issued pursuant to the provisions of the Illinois Open Meetings Act, 5 ILCS 120/1 et seq., as supplemented and amended. Those wishing to provide public comment are invited to do so, pursuant to the “Guidelines for Public Comment” prescribed by the IFA and posted at [www.il-fa.com](http://www.il-fa.com). Please contact Tammy Harter, Administrative Assistant, at (217)782-5792 for more information.

By Order of the Members of the Authority,

**CHRISTOPHER B. MEISTER**  
EXECUTIVE DIRECTOR

**ILLINOIS FINANCE AUTHORITY  
TEFRA HEARING  
Friday, May 26, 2017  
9:00 AM**

**AGENDA:**

	<b><u>Summary of Projects</u></b>	<b><u>Not-To-Exceed Amount</u></b>
1.	Windy City Portfolio Project	<b><u>\$65,000,000.00</u></b>
	<b>Total</b>	<b><u>\$65,000,000.00</u></b>

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 Mari Money at the Illinois Finance Authority by calling (312)651-1319, TTY (800) 526-0844.

	<b><u>Project Descriptions</u></b>	<b><u>Not-To-Exceed Amount</u></b>
<b>1.</b>	<p><b>Windy City Portfolio Project</b> - A public hearing will be held before the Executive Director of the Illinois Finance Authority (the “Authority”), or his designee, regarding a plan to issue not to exceed \$65,000,000 aggregate principal amount of Multifamily Housing Revenue Bonds (Windy City Portfolio Project), Series 2017, of the Authority, in one or more series (collectively, the “Bonds”). The proceeds of the Bonds will be loaned to 2017 IAVF Windy City Fox Run LLC; 2017 IAVF Windy City Parkside LLC; 2017 IAVF Windy City Shaddle LLC; and 2017 IAVF Windy City Villabrook LLC, each a Florida limited liability company (individually, a “Borrower” and collectively, the “Borrowers”). The sole member of the Borrowers is Invest in America’s Veterans Foundation, Inc., a Florida nonprofit corporation. The proceeds of the Bonds will be used by the Borrowers to: (i) pay a portion of the costs of acquisition, rehabilitation and equipping of the affordable multifamily rental housing projects (as described and defined below), (ii) fund one or more debt service reserve funds for the Bonds, and (iii) pay a portion of the costs of issuance relating to the Bonds.</p> <p>The four (4) properties that will be acquired by the Borrowers in connection with the issuance of the Bonds are listed below (each a “Project” and collectively, the “Projects”), together with a description of the number of residential units in each Project, the location of each Project, the Borrower associated with each Project and the maximum principal amount of bond proceeds allocable to each such Project: (1) Fox Run Apartments to be owned and operated by 2017 IAVF Windy City Fox Run LLC, located at 145 Walnut Drive, St. Charles, Illinois 60174 (220 residential units/\$27,000,000 maximum amount of Bonds allocated); (2) Parkside Apartments to be owned and operated by 2017 IAVF Windy City Parkside LLC, located at 16 North Parkside, Glen Ellyn, Illinois 60137 (120 residential units/\$14,500,000 maximum amount of Bonds allocated); (3) Shaddle Apartments to be owned and operated by 2017 IAVF Windy City Shaddle LLC, located at 40 South Shaddle, Mundelein, Illinois 60060 (70 residential units/\$10,000,000 maximum amount of Bonds allocated); and (4) Villa Brook Apartments to be owned and operated by 2017 IAVF Windy City Villabrook LLC, located at 103-195 South Villa, Addison, Illinois 60601 (118 residential units/\$13,500,000 maximum amount of Bonds allocated).</p>	<b>\$65,000,000.00</b>
	<b><u>Total:</u></b>	<b><u>\$65,000,000.00</u></b>