



Tuesday, December 1, 2015

PUBLIC NOTICE OF TAX EQUITY AND FISCAL RESPONSIBILITY ACT HEARING

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, 11th Floor, Springfield, Illinois 62701 on **Friday, December 4, 2015 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. Please contact Tammy Harter, Administrative Assistant, at (217)782-5792 for more information.

By Order of the Board of Directors,

CHRISTOPHER B. MEISTER
EXECUTIVE DIRECTOR

**ILLINOIS FINANCE AUTHORITY
TEFRA HEARING
Friday, December 4, 2015
9:00 AM**

AGENDA:

	<u>Summary of Projects</u>	<u>Not-To-Exceed Amount</u>
1.	Beginning Farmer Bonds	
	(a) BFB Jordan Baumgart	\$333,500.00
	(b) BFB Troy M. Diericks	\$483,925.00
	(c) BFB Cory Schirer and Emily Schirer	\$140,000.00
	(d) BFB Jesse W. Wilson and Ashley L. Wilson	\$192,500.00
2.	Adler University Project	\$19,100,000.00
3.	Bethesda Home and Retirement Center Project	\$7,517,000.00
4.	CenterPoint Joliet Terminal Railroad LLC	<u>\$625,000,000.00</u>
	Total	\$652,766,925.00

All public hearings 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 public hearing and needing special accommodations should contact Tammy Harter, either by writing to Tammy Harter, Illinois Finance Authority, 500 East Monroe, 3rd Floor, Springfield, Illinois 62701 or by calling (217)782-5792, TTY (800)526-0844.

<u>Project Descriptions</u>	<u>Not-To-Exceed Amount</u>
<p>1. Beginning Farmer Bonds</p> <p>(a) Jordan Baumgart - The Authority will consider issuing its Agricultural Development Revenue Bond in an aggregated principal amount not to exceed \$333,500.00. Proceeds to be used by Jordan Baumgart for the purchase of all or a portion of the cost of farmland reached by driving from Grayville, Illinois travel West on North St/Co Rd 2600 N approximately 2.0 miles; property is on the South side of Co Rd 2600 N and lays between Co Rd 1900 E and Co Rd 1800 E. Subject property is in White County, Gray Township, Illinois (T3S, R11E).</p> <p>(b) Troy M. Diericks - The Authority will consider issuing its Agricultural Development Revenue Bond in an aggregated principal amount not to exceed \$483,925.00. Proceeds to be used by Troy M. Diericks for the purchase of all or a portion of the cost of farmland reached by driving from Atkinson, Illinois begin at the intersection of Route 6 and Spring Street/E220th. Travel North on Spring Street/E220th St. 1.82 miles to the Southeast corner of the tract. The property will be on the West side of the road. Subject property is in Henry County, Atkinson Township, Illinois.</p> <p>(c) Cory Schirer and Emily Schirer - The Authority will consider issuing its Agricultural Development Revenue Bond in an aggregated principal amount not to exceed \$140,000.00. Proceeds to be used by Cory Schirer and Emily Schirer for the purchase of all or a portion of the cost of farmland reached by driving from el Paso, IL travel North on State Route 25 approx. 3 miles to County Road 1350 N. Turn West (left) on CR 1350; travel 3 ½ miles West to county Road 2250 E, then turn North (right) onto CR 2250 E. Travel about 2 miles North. Farm will be on the West side of the road. Subject property is in Woodford County, Greene Township, Illinois.</p> <p>(d) Jesse W. Wilson and Ashley L. Wilson - The Authority will consider issuing its Agricultural Development Revenue Bond in an aggregated principal amount not to exceed \$192,500.00. Proceeds to be used by Jesse W. Wilson and Ashley L. Wilson for the purchase of all or a portion of the cost of farmland reached by driving from Norris City, Illinois travel North on Co Rd 200 E for 1 mile, turn West on Co Rd 800 N for approx. ½ mile. Property lies ¼ mile to the North and runs for ½ mile. Subject property is in White County, Indian Creek Township, Illinois.</p>	<p>\$333,500.00</p> <p>\$483,925.00</p> <p>\$140,000.00</p> <p>\$192,500.00</p>
<p>2. Adler University Project - A public hearing will be held before the Executive Director of the Illinois Finance Authority (the “Authority”), or his designee, regarding the issuance by Authority of its up to \$19,100,000 Revenue Bond, Series 2016 (Adler University Project) (the “Bond”). Bond proceeds will be loaned to Adler University (the “Borrower”) and used to acquire title to real property and improvements currently leased by the Borrower (but not including leasehold improvements already owned by the Borrower and described in the following paragraph) consisting of approximately 100,796 rentable square feet of space (and any adjoining and related area) consisting of (i) approximately 48,495 rentable square feet on the 15th Floor and approximately 49,799 rentable square feet on the 16th Floor, which is used as classroom space, administrative offices and library space, and related building infrastructure, including, but not limited to, restrooms, dedicated elevators and elevator bank space, and (ii) approximately 2,502 square feet of lobby space on the 1st Floor, all located at 1 North Dearborn Street (also known as 17 North Dearborn Street), Chicago, Illinois (the “Project”). The Project will be owned and operated by the Borrower. Notice is also hereby given that on Friday, December 4, 2015, at 9:30 a.m., at 500 East Monroe Street, 11th Floor, Springfield, Illinois, 62701, a public hearing will be held before the Executive Director of the Authority or his/her designee regarding the separate amendment and reissuance of the Authority’s \$5,100,000 Educational Facility Revenue Bonds (Adler School of Professional Psychology, Inc. Project), Series 2010 (the “2010 Bonds” and following their amendment and reissuance, the “Amended 2010 Bonds”). Proceeds of the 2010 Bonds were loaned to the Borrower (then known as Adler School of</p>	<p>\$19,100,000.00</p>

	<p>Professional Psychology, Inc.) in order to finance the “Tenant’s Owned Property” portion of the construction and build-out of the space and the facilities described in the preceding paragraph (the “2010 Project”). The 2010 Project is currently owned and operated by the Borrower. The “Tenant’s Owned Property” includes, but is not limited to, the following located at the facilities referenced above: Audio Visual Equipment, Lighting (Fixtures Only), Signage, Appliances, Security Systems, Toilet Room Accessories, Operable Partition, Voice/Data Systems, Acoustical Ceiling Tiles, Millwork Cabinetry, Lockers, Furniture, Technology Equipment, Signage, Window Blinds and Artwork.</p>	
<p>3.</p>	<p>Bethesda Home and Retirement Center Project - A public hearing will be held before the Executive Director of the Illinois Finance Authority (the “Authority”), or his designee, regarding the issuance by Authority of its up to \$7,517,000 Revenue Bond, Series 2015 (Bethesda Home and Retirement Center Project) (the “Bond”). Bond proceeds will be loaned to Norwegian Lutheran Bethesda Home Association, d/b/a Bethesda Home and Retirement Center, an Illinois not-for-profit corporation (the “Association”), Bethesda Foundation, an Illinois not-for-profit corporation (the “Foundation”) and Bethesda Charitable Group, Inc., an Illinois not-for-profit corporation (the “Charitable Group” and, together with the Foundation and the Association, the “Borrower”) and will be used to: (a) demolish the Association’s existing vacant east building at the Bethesda Home and Retirement Center (the “Retirement Center”), a senior living housing facility located at 2833 North Nordica Avenue, Chicago, Illinois, construct a new 2,000 square foot rehabilitation center at the Retirement Center, remodel the first floor of the existing Retirement Center building and make related renovations and improvements thereto (all such facilities being owned and operated by the Association and referred to collectively as the “Project”), and (b) repay certain indebtedness of the Borrower incurred to pay costs of the Project and to refund the Authority’s \$1,948,200 Revenue Bond (Bethesda Home and Retirement Center Project), Series 2012 (the “2012 Bond”).</p> <p>The 2012 Bond was issued to pay or refinance costs of certain capital improvements and equipment at the Retirement Center, and refund the Revenue Bonds, Series 1999A (Bethesda Home and Retirement Center) (the “1999 Bonds”) issued by the Illinois Health Facilities Authority (“IHFA”). The 1999 Bonds were issued to refund IHFA’s Revenue Bonds, Series 1994 (Bethesda Home and Retirement Center) (the “1994 Bonds”), and to renovate, construct and equip senior living housing facilities at the Retirement Center (including, without limitation, the front lobby). The 1994 Bonds were issued to refund IHFA’s Revenue Bonds, Series 1989 (Bethesda Home and Retirement Center Project) (the “Series 1989 Bonds”) which were issued to pay certain senior living facilities capital costs at the Retirement Center, including the acquisition and construction of a new building and connecting passageway and the remodeling of the North and East buildings.</p>	<p>\$7,517,000.00</p>
<p>4.</p>	<p>CenterPoint Joliet Terminal Railroad LLC - 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 more than \$625 million aggregate principal amount of revenue bonds of the Authority in one or more series (the “Bonds”). The proceeds of the Bonds will be lent to CenterPoint Joliet Terminal Railroad LLC, an Illinois limited liability company (“CenterPoint”), or to an affiliate of CenterPoint in order to finance and refinance certain costs of the “Project” described in this Notice. CenterPoint or an affiliate of CenterPoint will be the original owner, operator, or manager of the Project.</p> <p>The site of the Project (the “Site”) is the approximately 4,000-acre tract of land located in the City of Joliet, Illinois that is generally bounded (i) on the east by the Chicago-St. Louis Union Pacific Main Line located west of Illinois Route 53, (ii) on the south by Noel Road, and (iii) on the north and west by the Des Plaines River. A more specific description of the Project site may be obtained prior to the hearing from Richard K. Frampton, Vice President of the Authority (tel.: 312-651-1313) or by submitting a written request via email to TEFRA@il-fa.com.</p> <p>The Project consists of a state-of-the-art intermodal logistics center and inland port. Development within the Site includes an 835-acre Class I railroad intermodal facility, 450 acres of onsite container/equipment management facilities and almost 20 million square feet of related industrial and warehouse facilities. The intermodal facility facilitates the transfer of freight from truck to rail and from rail to truck. Warehouses and other trailer and container storage facilities related to such transfers have or will have loading docks,</p>	<p>\$625,000,000.00</p>

	<p>conveyor systems, cranes, and other related facilities and equipment intended to be eligible for financing as “qualified surface freight transfer facilities” (or facilities related and subordinate thereto) within the meaning of Section 142(m) of the Internal Revenue Code of 1986, as amended (the “Code”). Proceeds of the Bonds will be used to finance or refinance a portion of the cost of acquiring the Site, together with costs of the site improvements, buildings, equipment, and other improvements included in the Project.</p>	
	Total:	<u>\$652,766,925.00</u>