Illinois Finance Authority

November 14, 2006
11:30 AM
Board Meeting
The Mid America Club
200 E. Randolph Drive, 80th Floor
Chicago, Illinois

IFA File Copy

Printed by Authority of the State of Illinois 11/06,56,1106CBBJ

TABLE OF CONTENTS

ILLINOIS FINANCE AUTHORITY
BOARD MEETING
November 14, 2006
Chicago, Illinois

EXECUTIVE SESSION
8:30 a.m.
Illinois Finance Authority
180 N. Stetson, Suite 2555

- Opening Remarks
- Executive Director's Report
- Financials
- Staff Reports
- Project Reports
- Adjournment

BOARD MEETING
11:30 a.m.
The Mid America Club
200 East Randolph Drive, 80th Floor
Chicago, Illinois

AGENDA

- Call to Order
- Chairman's Report
- Roll Call
- Executive Director's Report
- Acceptance of Financials
- Approval of Minutes
- Project Approvals
- Resolutions / Amendments

AGRICULTURE

Tab	Project	Location	Amount	New Jobs	Const Jobs	FM
Agri-Debt Guarantee						
1	Dennis and Tammy Grah, Donald and Patsy Grah	Ellis Grove	99,010	0	0	ER
Agricultural Participation Loan						
2	David A. and Patricia A. Becker	Bartelso	145,500	0	0	ER
3	Ryan D. McClure	Kirkwood	275,000	0	0	CM/ER
4	Merlin D. and Nancy J. McClure	Kirkwood	825,000	0	0	CM/ER
Beginning Farmer Bonds						
5	Jon and Carlyn McAvoy	Geneseo	79,000	0	0	CM
	Jeffrey Briggs	Atkinson	103,302	0	0	CM
TOTAL AGRICULTURE PROJECTS			1,526,812	-	-	

HEALTHCARE

Tab	Project	Location	Amount	New Jobs	Const Jobs	FM
501(c)(3) Bonds *Preliminary*						
6	Hospital Sisters Health System	Springfield	250,000,000	0	300	PL
7	Elmhurst Memorial Hospital/Elmhurst Memorial Healthcare	Elmhurst	50,000,000	6	40	DS
8	Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek	Geneva	5,500,000	4	10	PL/DS
501(c)(3) Bonds *Final*						
9	Franciscan Communities	Multiple	50,000,000	0	0	PL/DS
10	Riverside Medical Center and Riverside Senior Living Center	Kankakee, Bourbonnais	45,000,000	0	0	DS
11	Loyola University Health System	Maywood	250,000,000	375	85	PL
TOTAL HEALTHCARE PROJECTS			650,500,000	385	435	

COMMUNITIES AND CULTURE

Tab	Project	Location	Amount	New Jobs	Const Jobs	FM
501(c)(3) Bonds *Preliminary*						
12	Bridgeway Inc.	Normal	2,100,000	0	0	ST
13	Occupational Development Center	Normal	3,400,000	11	10	ST
14	The Center: Resources for Teaching and Learning	Arlington Heights	1,900,000	9	15	SCM
15	SOS Children's Village of Illinois	Chicago	11,000,000	46	125	SCM
501(c)(3) Bonds *Final*						
16	St. Ignatius College Prep	Chicago	17,000,000	2	20	RKF
Local Government Loan Program						
17	Village of Big Rock	Big Rock	95,000	0	18	EW
TOTAL COMMUNITIES AND CULTURAL PROJECTS			35,495,000	68	188	

BUSINESS AND INDUSTRY

Tab	Project	Location	Amount	New Jobs	Const Jobs	FM
Industrial Revenue Bonds--Preliminary						
18	700 Hickory Hills Drive, LLC for its Affiliates Lessee Precision Resources, Inc.	Vernon Hills	9,540,000	21	140	TA
19	Magnetic Inspection Laboratory, Inc.and Schiewe Partnership	Elk Grove Village	8,100,000	22	15	RKF
20	Stromberg Allen and Company, and its affiliates, successors, and assigns	Tinley Park	10,000,000	10	10	RKF
Rural Development Loan						
21	Midwest Fabrication & Repair, Inc.	Harrisburg	157,000	5	0	RP
Clean Coal and Energy Moral Obligation Bonds *Preliminary*						
22	Rentech Energy Midwest Corp.	East Dubuque	150,000,000	110	1,500	ST
Solid Waste Disposal and Federal Employerment Zone Bonds *Preliminary*						
23	MOR Energy LLC	Pulaski	175,000,000	50	400	ST
Participation Loans						
24	218 West Main LLC	Belleville	425,000	10	15	RP
25	J A Holding Inc.	South Holland	240,000	5	20	RP
26	Tater's Trucking	Karnak	122,500	8	15	RP
27	Precision Laser Manufacturing, Inc.	East Peoria	250,000	2	0	JS
TOTAL BUSINESS AND INDUSTRY PROJECTS			353,834,500	243	2,115	

HIGHER EDUCATION

Tab	Project	Location	Amount	New Jobs	Const Jobs	FM
501(c)(3) Bonds *Final*						
28	Illinois Wesleyan University	Bloomington	35,000,000	0	10	RKF/JS
TOTAL HIGHER EDUCATION PROJECTS			35,000,000	0	10	

GRAND TOTAL	1,076,356,312	696	2,748	

Tab **Resolutions/Project Revisions/Amendatory Resolutions**

29	Amendatory Resolution to increase the original participation loan request amount for BP Professional Building LLC.	RP
30	Amendatory Resolution to extend for six months a commitment for a participation loan to Elmhurst Holiday Inn, Corporation/Mayan Adventure Water Park.	SCM
31	Amendatory Resolution to extend for six months a commitment for a participation loan to Midway Broadcasting Company.	SCM
32	Amendatory Resolution to increase the original bond amount for Jackson Park Hospital Foundation.	SCM
33	Amendatory Resolution to increase the original agri-debt guarantee extension for Thomas Walbaum	CM
34	Amendatory Resolution to extend for six months a commitment for a participation loan to CoBatCo.	JS
35	Amendatory Resolution to extend for six months a commitment for a participation loan to IMT Real Estate.	JS
36	Amendatory Resolution to extend for six months a commitment for a participation loan to Pere Marquette.	JS
37	Amendatory Resolution to authorize an Amended and Restated Trust Indenture, Loan Agreement, and Offering Circular (9521 Ainslie Associates LLC/Wisconsin Tool Project).	RKF
38	Resolution to modify the fee schedule of the Illinois Finance Authority for certain bond issuances for the benefit of units of local government.	

Other

Adjournment

Illinois Finance Authority
Executive Director's Report
November 14, 2006

To: IFA Board of Directors and Office of the Governor

From: Jill Rendleman, Interim Executive Director

I. Financial Performance

Year to date net income, excluding State appropriated funds stands at $952,682, representing a 54% improvement over 2005 performance and $219,490 over 2006 planned performance. Gross revenues from Illinois Finance Authority activities exceed $3.4 Million and are close to $1 Million in excess of gross revenue totals this time last year. The Illinois Finance Authority's consolidated financial statements including State appropriated funds indicate a $3.5 Million growth in IFA equity over the past twelve months, now standing at $89,264,639. Total assets as of October 31, 2006 stand at $154,718,122 as compared to $151,031,641 last year at this time, while total liabilities/bonds payable are down by an estimated $1Million.

II. Sales Activities

IFA activity continues to be brisk with project totals in excess of $1 Billion for the fourth consecutive month of 2007. This month large project totals reflect growing transaction volume in the health care sector as well as much sought after major new business and industry activity in Western and Southern Illinois including large coal and alternative energy projects. There are large project totals in every sector this month and the projects positively reflect the strength and diversity of Illinois' urban and rural economies with market totals of $1.5 M in Agriculture, $650M in Healthcare, $35M in Communities & Culture, $354M in Business and Industry, and $35M in Higher Education. The Illinois Finance Authority currently has bonds and investments outstanding of over $22 Billion and has approved over $12 Billion in new investments in Illinois in the last 2 years, creating over 20,000 construction jobs and over 10,000 new permanent jobs and adding new revenue for local communities and the State of Illinois.

Health Care: Healthcare totals have increased this month reflecting improved demand from large hospital systems as well as a desired number of project financings for smaller healthcare facilities. IFA funding managers attended the Illinois Hospital Association Insurance Payment and Medicaid Trends Symposium 2006 bringing back new information on new state medical programs and federal health care initiatives. Additionally, funding managers were active in the National Association of Bond Lawyers Annual Workshop and made a presentation at the Illinois Primary Healthcare Association meeting in Lake Geneva. The healthcare group met with various professional and legal organizations this month in Springfield and Chicago to discuss new and expanded partnerships with IFA. Strategic planning efforts for healthcare include finalizing a market survey and website enhancements. IFA staff and Executive Director made 56 personal calls or presentations to potential projects in the month of October.

Higher Education: Higher Education funding managers participated in the Higher Education Energy Conference held at Illinois State University this month. The meeting resulted in the formation of a working group including IFA, consulting firms, and institutions of higher education charged with implementing a simulated program designed to hedge energy costs. IFA is working with its financial advisors to determine our immediate role in this initiative, as well as in the Revolving Text Book program currently under development. Funding managers attended the National Association of Education and Healthcare Financing Authorities conference and are bringing new ideas and trends to IFA Strategic Planning for review. A calling plan has been designed for private not for profit colleges in which each college has an assigned "relationship" funding manager who will approach each one of these institutions with a presentation of IFA programs. Higher Education staff made 6 in person business development calls in the month of October.

Agriculture: Staff attended the National Council of State Agricultural Finance Authorities this month and presented the conference with materials on IFA programs. Current program and product updates from the USDA and other major agricultural lenders were reviewed. Late fall and winter land sales have increased requests and activity in the bond and participation loans in the agricultural sector. Large new activity is very exciting in financing requests for alternative energy projects including new ethanol and biodiesel facilities throughout the State. The agricultural staff and Executive Director made more calls than any sector with over 100 in person business development calls for potential projects in the month of October.

Communities and Culture: An increased level of activity is being seen from communities and public schools seeking infrastructure improvements no longer fully funded through Federal and State assistance. Communities throughout the State continue to face the challenges of shortfalls in revenues needed to meet operating obligations, higher energy costs, and deferred capital improvement spending. Funding managers continue to work on long range projects including fiber optics along US Route 34, fire truck funding, and new pooled government bond financing. Strategic initiatives include a review of the IFA fee structure for State guaranteed projects and improving IFA's value proposition for local government infrastructure development programs. The communities and culture staff made 34 in person business development calls for potential projects in the month of October.

Industry and Commerce: Major projects request continue to surface in the Industry and Commerce sector. A positive development is the number and scope of new requests for Industrial Revenue Bonds indicating a renewed growth in Illinois manufacturing and industry sectors as well as new interest due to the relaxed IRS 6 year spending test revision going into effect on January 1, 2007. The business and industry strategic group is working towards a series of educational forums designed to create awareness about the enhanced viability of Industrial Revenue Bonds. The target audience for these forums will be commercial banks and economic development organizations that serve middle market manufacturing companies. Additional work by funding managers includes involvement in DCEO and regional economic development organizations in presenting partnerships which include increased rail access in Southern Illinois, new manufacturing facilities in Rockford, and expanded export trade throughout the State. IFA continues to develop financing options for large coal and alternative energy groups and to take an active role in helping the State compete for major new coal facilities. IFA Executive Director and Board Chairman Gustman will be meeting with the Governor's Chief of Staff, John Harris, to discuss State policy and related IFA strategy related to Clean Coal Energy requests. Industry and commerce funding managers made 81 in person sales calls in the month of October.

III. Marketing and Public Relations

Director of Marketing and Public Relations, Diane Hamburger and Business Development Coordinator, Stacy Flota coordinated, conducted, and prepared all materials for IFA Strategic Planning in Higher Education and Communities and Culture. These productive meetings have resulted in targeted opportunities and new program development and focus in those sectors. Additionally, the Executive Director has requested a specific Strategic Planning session to include all IFA support personnel including administrative and management staff. October was a busy month for project announcements, and the Director of Marketing has been highly involved with the Governors Office and DCEO in a number of announcements including the new Illinois Statewide Minority Business Loan Fund and the launch of Bunge Biofuels Company of America in Danville and the Christian County Energy Center in Taylorville, Illinois. The Executive Director will be working with the Director of Marketing to develop a strategy to build the general awareness of the Illinois Finance Authority with business development officials and legislators throughout the State.

IV. Human Resources and Operations

Chief Administrative Officer, Stuart Boldry, is developing or has completed several major projects this month including a completion of the EEOC/AA Plan which received approval from the Illinois Department of Human Rights. Additionally, Mr. Boldry has held a meeting with Executive Director and the ADP TotalSource representatives to discuss means to improve customer service and level of care for IFA staff including continued improved benefits and reporting options. Other major projects include improvement in the selection of Issuers Counsel process, review of proposals for investment of IFA retirement benefits funds, and performance reviews of various staff members. Continued progress is being made in the area of IT Platform upgrades and records retention improvement for the Authority.

V. Legal and Legislative Issues

IFA Executive Director met with Intergovernmental Relations Manager, Howard Kenner, to discuss issues for the Veto Session as well as the new session of the Legislature. IFA is researching its Bonds Outstanding Projection to predict the need for increased Outstanding Bonding Authority. IFA Executive Director also met with General Counsel as well as leading counsel from the bond industry to discuss legislation which would protect economic development activities, primarily tax exempt bonding activities, originated by organizations with or developing a significant presence in Illinois. IFA transaction counsel has recommended a technical amendment to IFA Statute to clarify definitions in the Clean Coal Energy sections. Other potential bills include a "clean up" of the agricultural program section of the IFA Statute and a revision to allow fees for 0% interest programs such as the IFA Ambulance and Fire Truck Revolving Loan Programs.

VI. **Audit and Compliance**

The Financial and Compliance Audit for Fiscal Year 2006 has the potential to be the shortest and most efficient to date with a current target date of completion of field work by December 1, 2006. The auditor in charge has provided initial insight which speaks well of the hard work initiated by all support staff this year who worked diligently to provide professional upgrades in compliance and risk management throughout the year in preparation for increased activity at the Authority as well as the current internal audit from the Auditor General. A very positive note is the "clean" audit report in the IT area for the second consecutive year. IFA financial statement configuration, recently upgraded to replicate the State Audit presentation, have now been signed off on in terms of structure and design. Currently there are 9 audit findings under review with 6 findings 100% complete, 2 findings 60% or substantially completed, and 1 finding less than 50% complete. IFA has completed documentation from the State Legislative Audit Commission which will determine the priority and timing of the IFA Audit review by the Commission.

Illinois Finance Authority
Consolidated
Balance Sheet
for the Four Months Ending October 31, 2006

	October 2005	October 2006	October Budget	Variance to budget
ASSETS				
CASH & INVESTMENTS, UNRESTRICTED	$ 29,249,143	$ 32,450,480	$ 27,669,796	$ 4,780,684
LOAN RECEIVABLE, NET	83,213,943	80,668,203	80,532,111	136,092
ACCOUNTS RECEIVABLE	766,998	723,462	500,000	223,462
OTHER RECEIVABLES	22,060	2,161,510	868,306	1,293,204
PREPAID EXPENSES	55,722	105,513	170,439	(64,926)
TOTAL CURRENT ASSETS	113,307,867	116,109,168	109,740,652	6,368,516
FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION	72,629	134,976	144,737	(9,761)
DEFERRED ISSUANCE COSTS	1,118,997	908,430	950,471	(42,041)
OTHER ASSETS				
CASH, INVESTMENTS & RESERVES	27,867,722	27,813,006	30,106,521	(2,293,515)
VENTURE CAPITAL INVESTMENTS	5,661,491	5,679,735	6,009,823	(330,087)
OTHER	4,186,328	4,072,806	4,079,437	(6,631)
TOTAL OTHER ASSETS	37,715,541	37,565,547	40,195,781	(2,630,233)
TOTAL ASSETS	$ 152,215,034	$ 154,718,122	$ 151,031,641	$ 3,686,482
LIABILITIES				
CURRENT LIABILITIES	$ 923,062	$ 1,670,223	$ 965,488	$ 704,735
LONG-TERM LIABILITIES	65,577,211	63,783,260	60,969,216	2,814,042
TOTAL LIABILITIES	66,500,273	65,453,483	61,934,704	3,518,777
EQUITY				
CONTRIBUTED CAPITAL	36,061,462	36,061,462	36,061,462	(0)
RETAINED EARNINGS	13,000,024	15,015,017	15,015,017	-
NET INCOME / (LOSS)	4,628,631	1,214,755	1,047,052	167,703
RESERVED/RESTRICTED FUND BALANCE	19,303,495	24,279,992	24,279,992	0
UNRESERVED FUND BALANCE	12,721,150	12,693,412	12,693,412	(0)
TOTAL EQUITY	85,714,761	89,264,639	89,096,936	167,703
TOTAL LIABILITIES & EQUITY	$ 152,215,034	$ 154,718,122	$ 151,031,641	$ 3,686,482

Illinois Finance Authority
Consolidated - Detail
Balance Sheet
for the Four Months Ending
October 31, 2006

	General Fund	Bond Fund	Firetruck Revolving Fund	Non Major Funds YTD	YTD 2007
Assets					
Current assets:					
Cash and cash equivalents – unrestricted	8,649,746	-	-	13,620,227	22,269,974
Investments – unrestricted	2,438,768	-	-	2,992,205	5,430,973
Restricted current assets:					
Cash and cash equivalents	-	632,644	1,804,698	-	2,437,342
Accrued interest receivable	-	1,797,976	5,300	265	1,803,541
Restricted investments	-	61,695	-	-	61,695
Other receivable	-	4,393	-	-	4,393
Receivables:					
Accounts	825,962	-	-	-	825,962
Interest and other	138,698	-	-	34,439	173,137
Prepaid expenses and deposits	105,513	-	-	-	105,513
Total Current Assets	12,158,687	2,496,708	1,809,998	16,647,137	33,112,529
Noncurrent assets:					
Restricted Noncurrent assets					
Cash and cash equivalents	-	-	-	21,533,790	21,533,790
Interest receivable	-	185,679	-	79,000	264,679
Guarantee payments receivable	-	-	-	611,672	611,672
Allowance for doubtful accounts	-	-	-	(538,866)	(538,866)
Deferred issuance costs, net of accumulated amortization	-	234,437	-	-	234,437
Investments	-	8,445,473	-	-	8,445,473
Bonds and notes receivable	-	51,939,200	-	-	51,939,200
Loans receivable	-	-	8,322,117	453,920	8,776,037
Allowance for doubtful accounts	-	-	-	(106,564)	(106,564)
Investments in partnerships and companies	-	-	-	5,679,735	5,679,735
Loans Receivable	21,283,064	-	-	5,069,068	26,352,133
Allowance for doubtful accounts	(2,395,102)	-	-	-	(2,395,102)
Due from other funds long term	2,576,622	-	-	712,374	3,288,996
Property and equipment, at cost	368,265	-	-	5,500	373,765
Accumulated depreciation	(234,664)	-	-	(4,125)	(238,789)
Deferred issuance costs, net of accumulated amortization	-	-	-	673,993	673,993
Total Noncurrent Assets:	21,598,186	60,804,788	8,322,117	34,169,496	124,894,588
Total Assets	33,756,872	63,301,497	10,132,115	50,816,634	158,007,118
Liabilities					
Current liabilities:					
Accounts payable	194,146	-	-	-	194,146
Accrued expenses	561,301	-	-	-	561,301
Accrued interest payable	-	2,034,653	-	7,358	2,042,011
Due to employees	33,827	-	-	-	33,827
Due to primary government	207,490	-	-	25,000	232,490
Due to local government units	-	211	-	-	211
Current portion of Long term debt	-	-	-	54,846	54,846
Total Current Liabilities	996,764	2,034,864	-	87,203	3,118,832
Noncurrent liabilities:					
Long-term debt	-	-	-	828,060	828,060
Bonds payable	-	60,095,000	-	-	60,095,000
Deferred revenue net of accumulated amortization	586,044	-	-	944,590	1,530,634
Due to other funds - long term	-	-	-	3,288,996	3,288,996
Deferred loss on early extinguishment of Debt	-	(119,043)	-	-	(119,043)
Total Noncurrent Liabilities	586,044	59,975,957	-	5,061,645	65,623,647
Total Liabilities	1,582,808	62,010,822	-	5,148,849	68,742,479
Net Assets					
Invested in capital assets	133,601	-	-	1,375	134,976
Restricted	-	1,290,675	10,132,115	21,145,854	32,568,644
Unrestricted	32,040,463	-	-	24,520,556	56,561,019
Total Net Assets	32,174,064	1,290,675	10,132,115	45,667,785	89,264,639

Illinois Finance Authority
Consolidated - Actual to Budget
Statement of Activities
for Period Ending October 31, 2006

	Actual October 2006	Budget October 2006	Current Month Variance Actual vs.Budget	Current % Variance	Actual YTD FY 2007	Budget YTD FY 2007	Year to Date Variance Actual vs. Budget	YTD % Variance	Total Budget FY 2007	% of Budget Expended
REVENUE										
INTEREST ON LOANS	279,240	295,949	(16,709)	(5.65%)	1,136,967	1,163,796	(46,829)	(3.96%)	3,478,413	32.69%
INVESTMENT INTEREST & GAIN(LOSS)	195,400	177,171	18,229	10.29%	795,119	708,684	86,435	12.20%	2,126,056	37.40%
ADMINISTRATIONS & APPLICATION FEES	804,818	496,350	308,468	62.15%	2,171,827	1,688,400	483,427	28.63%	5,394,200	40.26%
ANNUAL ISSUANCE & LOAN FEES	115,293	85,000	30,293	35.64%	390,850	485,000	(94,150)	(19.41%)	1,310,000	29.84%
OTHER INCOME	13,373	38,553	(25,180)	(65.31%)	71,395	154,211	(82,816)	(53.70%)	462,634	15.43%
TOTAL REVENUE	1,408,124	1,093,023	315,100	28.83%	4,566,158	4,220,091	346,067	8.20%	12,771,303	35.75%
EXPENSES										
EMPLOYEE RELATED EXPENSES										
COMPENSATION & TAXES	277,289	249,799	27,491	11.01%	1,022,403	997,686	24,717	2.48%	2,996,075	34.12%
BENEFITS	26,561	28,501	(1,940)	(6.81%)	108,581	114,000	(5,419)	(4.75%)	342,000	31.75%
TEMPORARY HELP	3,898	8,494	(4,596)	(54.10%)	14,275	25,482	(11,207)	(43.98%)	84,940	16.81%
EDUCATION & DEVELOPMENT	920	-	920	#DIV/0!	5,457	5,900	(443)	(7.50%)	23,600	23.12%
TRAVEL & AUTO	15,300	11,000	4,300	39.09%	50,318	44,000	6,318	14.36%	135,000	37.27%
TOTAL EMPLOYEE RELATED EXPENSES	323,969	297,794	26,175	8.79%	1,201,034	1,187,068	13,966	1.18%	3,581,615	33.53%
PROFESSIONAL SERVICES										
CONSULTING, LEGAL & ADMIN	115,040	51,335	63,705	124.10%	523,364	205,340	318,024	154.88%	616,000	84.96%
LOAN EXPENSE & BANK FEE	226,322	223,897	2,425	1.08%	901,603	895,588	6,015	0.67%	2,612,319	34.51%
ACCOUNTING & AUDITING	30,538	31,391	(853)	(2.72%)	119,041	125,566	(6,525)	(5.20%)	376,700	31.60%
MARKETING GENERAL	3,696	20,833	(17,137)	(82.26%)	25,063	83,332	(58,269)	(69.92%)	250,000	10.03%
FINANCIAL ADVISORY	29,166	29,167	(1)	(0.00%)	119,524	116,667	2,857	2.45%	350,000	34.15%
CONFERENCE/TRAINING	2,264	2,700	(436)	(16.15%)	5,444	9,800	(4,356)	(44.45%)	25,400	21.43%
MISCELLANEOUS PROFESSIONAL SERVICES	-	5,250	(5,250)	(100.00%)	13,726	71,000	(57,273)	(80.67%)	113,000	12.15%
DATA PROCESSING	1,744	3,200	(1,456)	(45.50%)	7,580	12,800	(5,220)	(40.78%)	38,400	19.74%
TOTAL PROFESSIONAL SERVICES	408,771	367,773	40,998	11.15%	1,715,346	1,520,093	195,253	12.84%	4,381,819	39.15%
OCCUPANCY COSTS										
OFFICE RENT	25,986	26,709	(723)	(2.71%)	104,325	106,836	(2,511)	(2.35%)	320,508	32.55%
EQUIPMENT RENTAL AND PURCHASES	4,209	3,750	459	12.24%	17,221	15,000	2,221	14.81%	45,000	38.27%
TELECOMMUNICATIONS	6,822	5,666	1,156	20.40%	21,499	22,667	(1,168)	(5.15%)	68,000	31.62%
UTILITIES	1,161	750	411	54.77%	3,738	3,000	738	24.61%	9,000	41.54%
DEPRECIATION	3,788	4,750	(962)	(20.24%)	15,148	19,000	(3,852)	(20.27%)	57,000	26.58%
INSURANCE	1,151	1,167	(16)	(1.36%)	4,605	4,668	(63)	(1.36%)	14,000	32.89%
TOTAL OCCUPANCY COSTS	43,117	42,792	325	0.76%	166,536	171,171	(4,635)	(2.71%)	513,508	32.43%
GENERAL & ADMINISTRATION										
OFFICE SUPPLIES	4,783	7,834	(3,051)	(38.94%)	28,079	31,333	(3,254)	(10.39%)	94,000	29.87%
BOARD MEETING - EXPENSES	958	2,667	(1,709)	(64.09%)	10,794	10,668	126	1.18%	32,000	33.73%
PRINTING	1,444	1,167	277	23.69%	3,906	4,668	(762)	(16.32%)	14,000	27.90%
POSTAGE & FREIGHT	1,382	2,916	(1,534)	(52.59%)	8,697	11,667	(2,970)	(25.45%)	35,000	24.85%
MEMBERSHIP, DUES & CONTRIBUTIONS	3,619	2,876	743	25.83%	8,273	11,501	(3,228)	(28.06%)	34,500	23.98%
PUBLICATIONS	239	167	72	43.33%	5,758	668	5,090	761.95%	2,000	287.89%
OFFICERS & DIRECTORS INSURANCE	13,500	13,500	-	0.00%	54,000	54,000	-	0.00%	162,000	33.33%
MISCELLANEOUS	2,016	167	1,849	1,107.19%	2,016	668	1,348	201.80%	2,000	100.80%
TOTAL GENERAL & ADMINISTRATION EXPENSES	27,941	31,294	(3,353)	(10.71%)	121,524	125,173	(3,649)	(2.92%)	375,500	32.36%
LOAN LOSS PROVISION	25,000	25,000	-	0.00%	161,209	100,000	61,209	61.21%	300,000	60.40%
OTHER										
INTEREST EXPENSE	736	717	19	2.62%	2,943	2,868	75	2.62%	8,604	34.21%
TOTAL OTHER	736	717	19	2.62%	2,943	2,868	75	2.62%	8,604	34.21%
TOTAL EXPENSES	829,534	765,369	64,164	8.38%	3,388,593	3,106,373	282,220	9.09%	9,161,046	36.99%
NET INCOME (LOSS) BEFORE UNREALIZED GAIN/(LOSS)	578,590	327,654	250,936	76.59%	1,177,565	1,113,718	63,847	5.73%	3,610,257	32.62%
NET UNREALIZED GAIN/(LOSS) ON INVESTMENT	4,249	(16,667)	20,916	(125.49%)	37,190	(66,667)	103,857	(155.79%)	(200,000)	(18.60%)
NET INCOME/(LOSS)	582,839	310,987	271,851	87.42%	1,214,755	1,047,052	167,704	16.02%	3,410,257	35.62%

Illinois Finance Authority
Consolidated
Statement of Activities
Comparision
October 2005 and October 2006

	Actual October 2006	Actual October 2005	Current Month Variance Actual vs. Actual	Current % Variance	Actual YTD FY 2007	Actual YTD FY 2006	Year to Date Variance Actual vs. Actual	YTD % Variance
REVENUE								
INTEREST ON LOANS	279,240	(410,183)	689,423	(168.08%)	1,136,967	344,756	792,211	229.79%
INVESTMENT INTEREST & GAIN(LOSS)	195,400	55,165	140,235	254.21%	795,119	619,761	175,359	28.29%
ADMINISTRATIONS & APPLICATION FEES	804,818	459,643	345,175	75.10%	2,171,827	1,512,715	659,112	43.57%
ANNUAL ISSUANCE & LOAN FEES	115,293	88,620	26,673	30.10%	390,850	390,554	295	0.08%
OTHER INCOME	13,373	15,095	(1,722)	(11.41%)	71,395	3,857,072	(3,785,677)	(98.15%)
TOTAL REVENUE	1,408,124	208,340	1,199,784	575.88%	4,566,158	6,724,859	(2,158,700)	(32.10%)
EXPENSES								
EMPLOYEE RELATED EXPENSES								
COMPENSATION & TAXES	277,289	215,898	61,391	28.44%	1,022,403	830,931	191,472	23.04%
BENEFITS	26,561	19,915	6,646	33.37%	108,581	86,499	22,082	25.53%
TEMPORARY HELP	3,898	7,438	(3,540)	(47.59%)	14,276	26,297	(12,021)	(45.71%)
EDUCATION & DEVELOPMENT	920	1,815	(895)	(49.31%)	5,457	7,589	(2,132)	(28.09%)
TRAVEL & AUTO	15,300	19,675	(4,375)	(22.23%)	50,318	48,932	1,386	2.83%
TOTAL EMPLOYEE RELATED EXPENSES	323,969	264,741	59,228	22.37%	1,201,034	1,000,247	200,787	20.07%
PROFESSIONAL SERVICES								
CONSULTING, LEGAL & ADMIN	115,040	58,349	56,691	97.16%	523,364	241,100	282,264	117.07%
LOAN EXPENSE & BANK FEE	226,322	(490,112)	716,434	(146.18%)	901,603	253,114	648,489	256.20%
ACCOUNTING & AUDITING	30,538	35,701	(5,162)	(14.46%)	119,041	148,059	(29,019)	(19.60%)
MARKETING GENERAL	3,698	13,173	(9,476)	(71.94%)	25,063	17,794	7,269	40.85%
FINANCIAL ADVISORY	29,166	8,000	21,166	264.58%	119,524	32,000	87,524	273.51%
CONFERENCE/TRAINING	2,264	2,765	(501)	(18.12%)	5,444	4,730	714	15.10%
MISCELLANEOUS PROFESSIONAL SERVICES	-	-	-	0.00%	13,728	-	13,728	0.00%
DATA PROCESSING	1,744	778	966	124.16%	7,580	5,431	2,149	39.58%
TOTAL PROFESSIONAL SERVICES	408,771	(371,347)	780,118	(210.08%)	1,715,346	702,228	1,013,118	144.27%
OCCUPANCY COSTS								
OFFICE RENT	25,986	15,433	10,553	68.38%	104,325	61,733	42,592	68.99%
EQUIPMENT RENTAL AND PURCHASES	4,209	990	3,219	325.36%	17,221	4,935	12,287	248.97%
TELECOMMUNICATIONS	6,822	5,920	902	15.24%	21,499	22,496	(997)	(4.43%)
UTILITIES	1,161	680	481	70.67%	3,738	2,612	1,126	43.10%
DEPRECIATION	3,788	2,032	1,756	86.39%	15,148	7,720	7,428	96.21%
INSURANCE	1,151	630	521	82.74%	4,605	2,625	1,980	75.43%
TOTAL OCCUPANCY COSTS	43,117	25,685	17,432	67.87%	166,536	102,121	64,415	63.08%
GENERAL & ADMINISTRATION								
OFFICE SUPPLIES	4,783	4,552	231	5.07%	28,079	23,804	4,275	17.96%
BOARD MEETING - EXPENSES	958	7,007	(6,049)	(86.33%)	10,794	13,997	(3,203)	(22.88%)
PRINTING	1,444	-	1,444	0.00%	3,906	655	3,251	496.20%
POSTAGE & FREIGHT	1,382	3,188	(1,806)	(56.64%)	8,697	11,035	(2,338)	(21.18%)
MEMBERSHIP, DUES & CONTRIBUTIONS	3,619	8,280	(4,661)	(56.29%)	8,273	13,061	(4,787)	(36.65%)
PUBLICATIONS	239	29	211	739.86%	5,756	328	5,429	1,653.13%
OFFICERS & DIRECTORS INSURANCE	13,500	8,699	4,801	55.19%	54,000	34,795	19,205	55.19%
MISCELLANEOUS	2,016	28	1,988	7,191.14%	2,016	273	1,743	639.41%
TOTAL GENERAL & ADMINISTRATION EXPENSES	27,941	31,783	(3,842)	(12.09%)	121,524	97,948	23,576	24.07%
LOAN LOSS PROVISION	25,000	25,000	-	0.00%	181,209	47,536	133,673	281.20%
OTHER								
INTEREST EXPENSE	736	781	(45)	(5.80%)	2,943	3,124	(181)	(5.80%)
TOTAL OTHER	736	781	(45)	(5.80%)	2,943	3,124	(181)	(5.80%)
TOTAL EXPENSES	829,534	(23,357)	852,890	(3,651.60%)	3,388,593	1,953,204	1,435,389	73.49%
NET INCOME (LOSS) BEFORE UNREALIZED GAIN/(LOSS)	578,590	231,696	346,893	149.72%	1,177,565	4,771,654	(3,594,089)	(75.32%)
NET UNREALIZED GAIN/(LOSS) ON INVESTMENT	4,249	(120,820)	125,069	(103.52%)	37,190	(143,023)	180,214	(126.00%)
NET INCOME/(LOSS)	582,839	110,876	471,963	425.67%	1,214,755	4,628,631	(3,413,875)	(73.76%)

IFA Aging Report - Loans

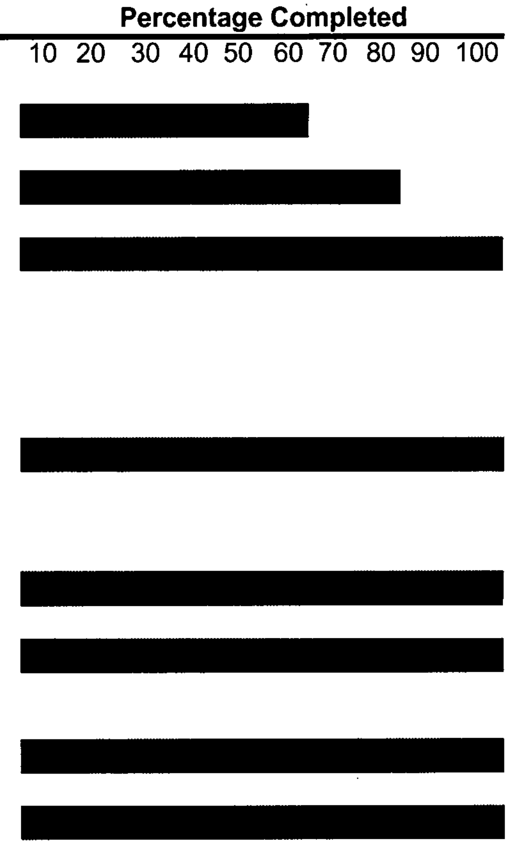
October 31, 2006

Client Name	Date of Closing	P.A	Payment 10/31/2006	Original Loan Amt	1 - 30 days	31 - 60 days	61 -90 days	Past Due 91-180 days	181-days - 1 Year	Over 1 Year	Loan Balance 10/31/2006
Act Bending & Steel Company, Inc.	4/3/2001		Past Due	300,000						143,238	143,238
Adam & Jacqueline Anderson	8/4/2006	Reed	New Loan	116,475							116,475
Alexis Fire Equipment	3/4/2004	Senica	Yes	247,611							100,807
American Allied Freight Car Co. Inc.	3/23/2005	Senica	Yes	246,766							207,960
Arnold, Michael & Sandy	7/15/2003	Senica	Yes	147,407							131,399
Berry, Todd (Precision Laser)	11/5/2001	Senica	Yes	188,613							142,775
Bob Brady Dodge, Inc. (J & C Investment)	1/4/2000	Senica	Yes	300,000							206,377
Bratter, Richard W.	4/30/2002	Senica	Yes	297,592							258,809
Bramm, Karen	3/22/2005	Reed	Annual Payment	847,739							835,251
Bushert, Forrest D.	8/10/1998	Senica	Yes	240,000							162,083
Caywood's Youth Center, Inc.	6/16/1998	Pigg	Yes	237,500							169,135
Chapman, Marc (Quality Water Sev. Inc)	10/25/2002	Senica	Yes	227,387							145,002
Centurion Investments	11/4/2003	Pigg	Yes	300,000							276,154
Community Memorial Hospital Association	4/18/2006	Senica	Yes	389,000							371,241
Cushing, Steve & Ed	5/21/2001	Senica	Yes	149,238							75,284
DayOne Network	7/14/2006	Trout	Yes	487,500							484,054
Defi Star Corporation	1/10/2005	Pigg	Yes	150,000							26,318
Doreen's Pizza Inc.	4/27/2006	Curtis-Martin	Yes	69,289							345,394
DVA Development, LLC	6/30/2006	Senica	Yes	500,000							495,796
Earl & Sue Hesterberg	10/25/2005	Bittner	Annual Payment	103,500							100,000
Eagle Theater Corporation	9/8/2003	Trout/Albright	Yes	295,071							250,508
Excel Crusher Technologies	4/19/2005	Senica	Yes	1,000,000							747,438
Excel Foundry	3/27/2003	Senica	Yes	237,112							1,635,776
Robert and Phylis Fleming	4/20/2006	Reed-	Yes	62,500							58,552
Flower Properties, LLC	3/2/2006	Senica	yes	300,000							289,965
Freeport Area Economic Development	3/13/2006	Frampton	Yes	211,905							207,712
GPM Manufacturing Inc.	4/4/2006	Curtis-Martin	Yes	208,188							187,086
Jeffrey J. Gutzwiller	12/8/2005	Senica	Yes	135,168							130,026
Jeffrey Stark & Michael Haag	1/25/2006	Reed	Quarterly Pymnt/	222,915							209,833
Jay and Collen Baxter	6/30/2006	Senica	Yes	101,842							100,984
James and Justin Beard	6/30/2006	Senica	Yes	79,010							77,968
Ray and Loretta Aden	12/29/2005	Reed	Annual Payment	150,000							117,500
Hagel & Leong (2nd loan)	2/8/2002	Senica	Yes	100,817							7,446
Homeway Homes, Inc.	9/7/2006	Senica	New Loan	251,897							251,897
K.K. Stevens Publishing co.	8/3/2006	Senica	Yes	700,000							691,186
Kevin Krosse	2/15/2002	Senica	Yes	114,084							85,651
Keyser, David (Klean Wash, Inc.)	8/13/2002	Senica	Yes	100,000							15,437
Kenneth & Virginia Lasater	9/14/2005	Reed	Annual Payment	443,594							428,382
Kophamer Grain	11/14/2005	Bittner	Quarterly Pymnt/	241,000							235,696
Lehman, Phillip	8/17/2006	Mitchell	Quarterly Pymnt	205,000							205,000
Lincoln Tool Company	6/12/1997	Senica	Yes	150,000						100,196	100,196
Madonna L. Morell	2/15/2006	Reed	Annual Payment	200,000							200,000
Macon Metal Products	6/14/2006	Senica	Yes	87,962							82,754
Mark & Sara Lefler	3/1/2006	Reed	Yes	120,000							112,852
Martin & Rebecca Koster	7/27/2005	Reed	Quarterly Pymnt	200,000							193,418
Moerchen, William J.	6/12/1997	Pigg	Yes	300,000							48,515
Network Innovations, Inc.	2/17/2005	Curtis-Martin	Yes	520,000							499,917
Newline Harwoods, Inc	11/4/2004	Senica	Yes	294,801							222,637
Octochem	12/31/2003	Pigg	No	281,538	1,999	1,999					256,671
P & P Press	1/24/2006	Senica	Yes	642,008							602,833
Perkins & Perkins Ltd. Partnership	8/23/2005	Senica	Yes	185,191							126,681
Roesch, Inc	9/23/2004	Pigg	Yes	294,358							245,760
RDF, Inc.	9/21/2006	Pigg	New Loan	419,616							419,616
Darrel Runge	3/7/2006	Reed	Annual Payment	236,000							236,000
Rutger, Alan & Kimberly	2/10/2006	Reed	Annual Payment	322,000							322,000
S & B Investments	2/18/2003	Pigg/Trout	Yes	197,889							163,500
Shults Machine	11/26/2002	Pigg	Yes	234,693							156,427
Siebenberger, Douglas & Robt. Ewen	5/17/2002	Pigg	Yes	235,699							197,813
Siracusa, Charles & Sharon	3/23/2000	Frampton	Yes	300,000							226,337
Specialty Machine & Tool, Inc.	4/2/1997	Cochran	Past due	87,173						71,943	71,943
Spaulding Composites, Inc	3/23/2005	Curtis-Martin	Yes	822,508							583,217
Soylutions	8/9/2006	Pigg/Trout	Yes	800,000							789,967
Steve Birch	6/23/2006	Reed	Annual Payment	126,760							121,760
Sunrise AG Service Company	8/18/2006	Reed	Yes	1,000,000							994,985
Transfer Co.	8/1/2006	Senica	Yes	81,527							80,270
TRH Properties	7/24/2006	Senica	Yes	384,530							381,196
Upchurch Oil & Ready Mix Concrete	5/4/2001	Pigg	yes	300,000							161,853
Uresil	12/1/2004	Curtis-Martin	Yes	300,000							213,148
Vee Properties South, LLC	6/30/2006	Curtis-Martin	yes	997,524							987,822
The Weisiger Family Trust	4/6/2001	Senica	yes	250,000							213,375
Wiegand, Beth A.	6/10/1999	Senica	Yes	183,484							133,432
Roy Wiegand	1/5/2006	Reed	Yes	172,800							158,791
Wilson, Michael L. Sr.	12/6/2002	Senica	No Past due	296,032						269,811	269,811
WorkSaver Inc	12/31/2003	Pigg	Yes	112,500							54,296
Young, Clinton (Precision Pattern)	8/1/2001	Senica	Interest Payment only	149,601							138,556
Big Picture Chicago,LLC	2/20/2002			82,500						16,432	16,432
SMS Productions	7/29/2002	Trout		49,270							-
TOTAL				25,184,875	1,999	1,999	-	-	-	601,617	20,511,972
Roe Machine Co.	12/31/1980	Pigg	Paid off 3/31/06	45,000							-
T.K.G. Inc.	8/26/1994	Pigg	Past due	179,000						107,808	107,808
TOTAL				224,000	-	-	-	-	-	107,808	107,808
Grayson Hill Energy, LLC	1/31/2001	Pigg	Yes	130,000							65,964
Sublette Developers, Inc.	1/15/1998	Albright	Yes, not posted	150,000							101,624
Jeffrey Landscaping & Outdoor Products	10/17/2006	10/17/2006	New Loan	67,000							67,000
Ultra Play Systems, Inc	5/3/2001	Pigg	Yes	90,000							24,987
Derel's BBQ	12/1/2005	Pigg	Yes, not posted	108,686							102,860
TOTAL				745,688	-	-	-	-	-	-	382,436
Austin Township	3/1/2005	Myers	No pymnt due	85,000							69,068
Village of Montrose	5/10/2006	Watson	No pymnt due	72,750							72,750
TOTAL					-	-	-	-	-	-	141,818
Illinois Facilities Fund	2/10/2000		No pymnt due	1,000,000	-	-	-	-	-	-	1,000,000
TOTAL				1,000,000	-	-	-	-	-	-	1,000,000
GRAND TOTAL					1,999	1,999	-	-	-	709,425	22,124,034

Illinois Finance Authority
FY 04/05 Audit Findings
Update as of October 31, 2006

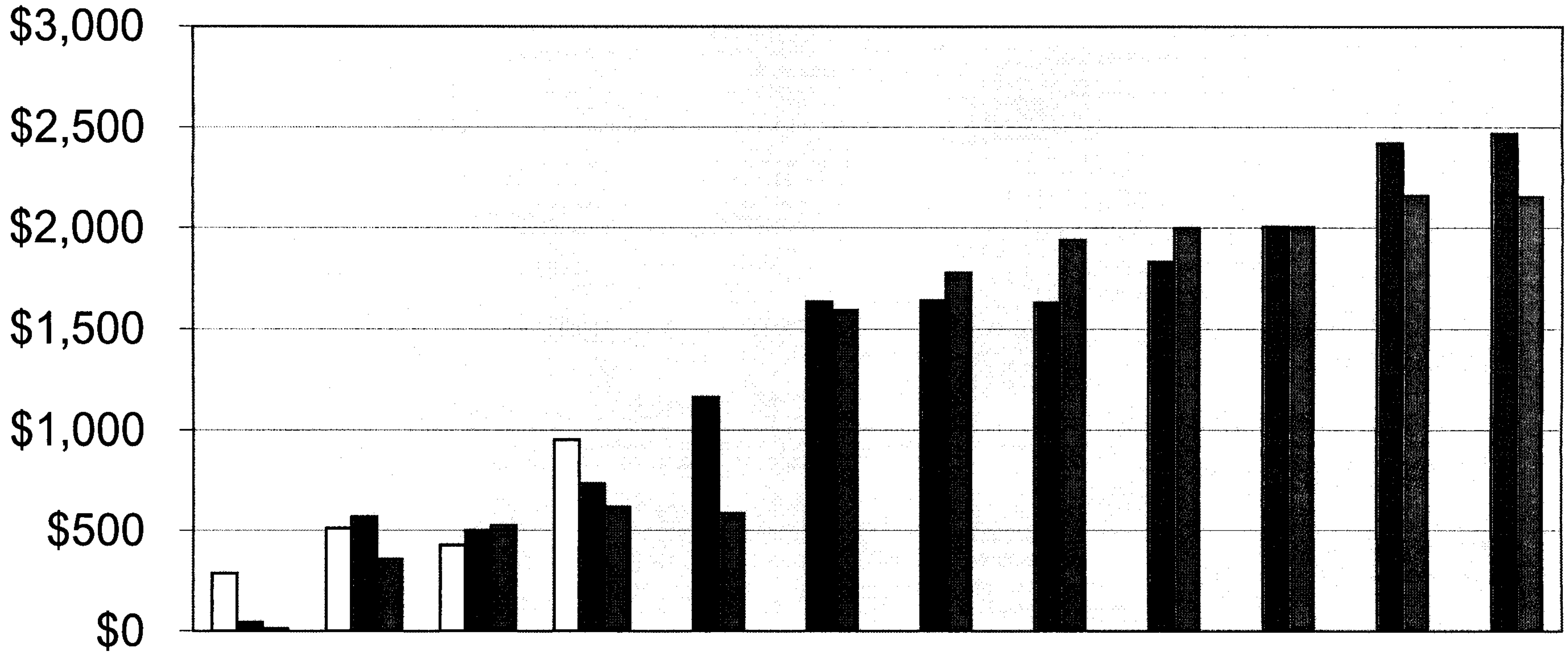
Total Number of 14

Item Number	Description	Status Action Items/ Action Items Completed
FY 04 Findings		
05-03	Failure to Monitor Bond Compliance	5/8
05-04	Non Compliance with Illinois Procurement Code and SAMS	2/3
05-05	Voucher Processing Controls Need to be Improved	**Complete**
FY 05 Findings		
05-01	Noncompliance with the State Officers and Employees Money Disposition ACT	**Complete**
05-02	Noncompliance with the Personnel Code	Under Review
05-06	Untimely Submission of Qrtly State Property Reports	**Complete**
05-07	Untimely Submission of Receipt Deposits Transmittals	**Complete**
05-08	Noncompliance with Printing Requirements of Procurement Code	**Complete**
05-09	Lack of Interest Rate Risk and Credit Risk Policy	**Complete**
	<50% = Partially Completed or under review	1
	60% = Substantially Completed	2
	100% = Completed	6



Cumulative Net Income

Non-Appropriated



	July	Aug	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun
FY 2007 Actual	$285	$512	$428	$953								
FY 2007 Plan	$44	$570	$501	$733	$1,161	$1,636	$1,642	$1,630	$1,832	$2,005	$2,420	$2,467
Actual FY06	$12	$356	$524	$618	$586	$1,592	$1,778	$1,940	$1,998	$2,004	$2,157	$2,152

(In thousands)

MINUTES OF THE OCTOBER 10, 2006 MEETING OF THE BOARD OF DIRECTORS OF THE ILLINOIS FINANCE AUTHORITY

The Board of Directors (the "Board") of the Illinois Finance Authority (the "IFA"), pursuant to notice duly given, held a Board Meeting at 11:30 a.m., on October 10, 2006 at the Mid America Club, 200 E. Randolph Drive, 80th floor, Chicago, Illinois:

Members present:	**Members absent:**	**Members participating by telephone:**
David C. Gustman, Chair	James J. Fuentes	Bradley A. Zeller (joined the meeting via telephone at 11:50 a.m.)
Magda M. Boyles	Dr. Roger D. Herrin	
Ronald E. DeNard	Edward H. Leonard	
Demetris A. Giannoulias	Terrence M. O'Brien	
Michael W. Goetz	Juan B. Rivera	
Martin H. Nesbitt		
Andrew W. Rice		
Lynn F. Talbott		
Joseph P. Valenti		

GENERAL BUSINESS

Call to Order and Roll Call

Chairman Gustman called the meeting to order at 11:34 a.m. with the above members present. Chairman Gustman asked Carla Burgess Jones, Secretary, to call the roll. Ms. Burgess Jones called the roll. There being nine (9) members physically present, Ms. Burgess Jones declared a quorum present.

Interim Executive Director's Report

Chairman Gustman welcomed everyone present and asked Interim Executive Director Rendleman to give her report. Interim Executive Director Rendleman welcomed everyone and announced that at today's Meeting, the IFA will approve projects, across all of IFA's market segments, totaling in excess of $1 billion dollars. Interim Executive Director Rendleman also thanked everyone for their continued assistance, support and use of IFA as a financing source.

Acceptance of Financial Statements

Financial statements for period ending September 30, 2006 were accepted by all board members present.

Minutes

Chairman Gustman asked Carla Burgess Jones, Secretary to take a roll call vote for approval of the minutes of the September 20, 2006 and September 27, 2006 Special Meeting of the Board. Minutes of the September 20, 2006 and September 27, 2006 were approved with 9 ayes, 0 nays, and 0 abstentions.

Projects

Chairman Gustman asked Interim Executive Director Rendleman to present the projects for consideration to the Board. Chairman Gustman reminded everyone that the Board considered each of the projects to be presented in detail at the 8:30 a.m. meeting of the Committee of the Whole of the Board. Director Rendleman presented the following projects to the Board for approval:

No. 1: **A-DR-GT-6199 – Thomas E. Walbaum**
Request for approval of the issuance of an Agri-Debt Guarantee Extension in an amount not-to-exceed $193,043 to provide refinancing of an existing term debt loan. **(06-10-01).**

No. 2: **A-FB-TE-CD-6195 – Brian C. Harmon**
Request for approval of the issuance of Beginning Farmer Bonds in an amount not-to-exceed $172,500 to finance the purchase of farmland. **(06-10-02).**

Chairman Gustman asked if the Board had any questions with respect to project Nos. 1 and 2. There being none, Chairman Gustman requested a motion for a roll call vote. Motion moved by Mr. Nesbitt and seconded by Mr. DeNard. Chairman Gustman Chairman asked Carla Burgess Jones, Secretary to take a roll call vote. Project Nos. 1 and 2 were approved with 9 ayes, 0 nays, and 0 abstentions.

No. 3: **H-SL-RE-TE-CD-6200 – Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek**
Request for preliminary approval of the issuance of Conduit 501(c)(3) Bonds in an amount not-to-exceed $5,500,000 to fund pre-construction financing costs, including design, development and marketing costs. **(06-10-03).**

No. 4: **N-NP-TE-CD-6198 – Near North Health Service Corporation**
Request for preliminary approval of the issuance of Conduit Tax-Exempt 501(c)(3) Revenue Bonds in an amount not-to-exceed $6,000,000 to refinance IDFA Series 1996 Bonds and pay costs of issuance. **(06-10-04).**

Chairman Gustman asked if the Board had any questions with respect to project Nos. 3 and 4. There being none, Chairman Gustman Chairman requested leave to apply the last unanimous vote in favor of project Nos. 3 and 4. Leave was granted. Project Nos. 3 and 4 were approved with 9 ayes, 0 nays, and 0 abstentions.

No. 5: H-HO-TE-CD-6201– Loyola University Health System

Request for preliminary approval of the issuance of Conduit 501(c)(3) Bonds in an amount not-to-exceed $250,000,000 to fund new money projects, advance refund a portion of the Series 2001A Bonds, and pay costs of issuance in connection with the Series 2006 Bonds. This project is expected to create 375 new jobs and 85 construction jobs. **(06-10-05).**

Chairman Gustman asked if the Board had any questions with respect to Project No. 5. There being none, Chairman Gustman requested a motion for a roll call vote. Motion moved by Mr. Goetz and seconded by Mr. Rice. Chairman Gustman asked Secretary Jones to take a roll call vote. Chairman Gustman abstained from voting on this project because his firm has represented the underwriter, Citigroup Global Markets, Inc., on matters unrelated to this transaction. Project No. 5 was approved with 8 ayes, 0 nays, and 1 abstention (Gustman).

No. 6: H-SL-RE-TE-CD- 600 – Montgomery Place

Request for final approval of the issuance of Conduit 501(c)(3) Bonds in an amount not-to-exceed $55,000,000 to i) finance marketing, development, construction and other related costs associated with the project, ii) refund outstanding debt, iii) fund a portion of the interest, letter of credit and remarketing fees, on the new money portion of the bonds, iv) fund a debt service reserve fund and v) pay costs of issuance. This project is expected to create 30 new jobs and 100 construction jobs. **(06-10-06)**

Chairman Gustman asked if there were any guests attending the meeting with respect to Montgomery Place. Pamela Lenane introduced Michael Apa, Executive Director of Montgomery Place. Mr. Apa gave a brief overview of the project.

At 11:50 a.m., Member Zeller joined the meeting via telephone, increasing the number of members from nine (9) members to ten (10) members.

Chairman Gustman asked if the Board had any questions with respect to project No. 6. There being none, Chairman Gustman requested a motion for a roll call vote. Motion moved by Ms. Talbott and seconded by Mr. Goetz. Chairman Gustman asked Secretary Jones to take a roll call vote. Project no. 6 was approved with 10 ayes, 0 nays, and 0 abstentions.

No. 7: H-HO-TE-CD-6193 – Riverside Medical Center and Riverside Senior Living Center

Request for final approval of the issuance of Conduit 501(c)(3) Bonds in an amount not-to-exceed $35,000,000 to i) refund all or a portion of the Series 1996 Bonds, ii) fund a debt service reserve fund, iii) reimburse or fund new capital projects and iv) pay bond issuance and related credit enhancement costs. **(06-10-07).**

No. 8: <u>H-HO-TE-CD-6178 – Sherman Health System and Sherman Hospital</u>

Request for final approval of the issuance of Conduit 501(c)(3) Bonds in an amount not-to-exceed $100,000,000 to fund the construction and equipping of a replacement hospital campus, fund capitalized interest and pay costs of issuance. This project is expected to create 61 new jobs and 350 construction jobs. **(06-10-08).**

Chairman Gustman asked if the Board had any questions with respect to project Nos. 7 and 8. There being none, Chairman Gustman requested leave to record the last unanimous vote in favor of project Nos. 7 and 8. Leave was granted. Project Nos. 7 and 8 were approved with 10 ayes, 0 nays, and 0 abstentions.

No. 9: <u>H-SL-RE-TE-CD- 6088 – Tabor Supportive Living Community, LLC</u>

Request for final approval of the issuance of 501(c)(3) Bonds in an amount not-to-exceed $25,000,000 to i) finance construction costs, ii) refund Series 1998 outstanding debt, iii) fund a debt service reserve, iv) provide working capital and v) pay costs of issuance relating to Series 2006 Bonds. This project is expected to create 40 new jobs and 85 construction jobs. **(06-10-09).**

Chairman Gustman asked if there were any guests attending the meeting with respect to project No. 9. Pamela Lenane introduced Gloria Pindiak, CEO of Tabor Supportive Living Community. Ms. Pindiak gave a brief overview of the project.

Chairman Gustman noted that the approval of the project was subject to the Authority being provided a feasibility study deemed satisfactory to the Authority. Chairman Gustman asked if the Board had any questions with respect to Project No. 9. There being none, Chairman Gustman requested leave to apply the last unanimous vote in favor of project No. 9. Leave was granted. Project No. 9 was approved with 10 ayes, 0 nays, and 0 abstentions.

No. 10:<u>N-NP-TE-CD-6196 – Morgan Park Academy</u>

Request for final approval of the issuance of Conduit 501(c)(3) Lease Financing in an amount not-to-exceed $1,400,000 to finance renovations and equipment and pay certain bond issuance costs. This project is expected to create 1 new job and 40 construction jobs. **(06-10-10)**

No. 11:<u>N-NP-TE-CD-6137 – Lawrence Hall Youth Services</u>

Request for final approval of the issuance of Conduit 501(c)(3) Revenue Bonds in an amount not-to-exceed $15,000,000 to finance construction and rehabilitation, acquisition of machinery and equipment, capitalized interests and certain bond issuance costs. This project is expected to create 150 construction jobs. **(06-10-11)**

Chairman Gustman asked if there were any guests attending the meeting with respect to project Nos. 10 and 11. There being none, Chairman Gustman asked if the Board had any questions with respect to Project Nos. 10 and 11. There being none, Chairman Gustman requested leave to apply the last unanimous vote in favor of project Nos. 10 and 11. Leave was granted. Project Nos. 10 and 11 were approved with 10 ayes, 0 nays, and 0 abstentions.

No. 12:M-MH-TE-CD-697 – DeKalb LSF, LP (DeKalb County Supportive Living Facility

Request for final approval of the issuance of Conduit Tax-Exempt Affordable Rental Housing Bonds in an amount not-to-exceed $7,400,000 to finance construction of a new two-story affordable Supportive Living Facility. This project is expected to create 31 new jobs and 25 construction jobs over a 12 month period. **(06-10-12).**

Chairman Gustman asked if there were any guests attending the meeting with respect to project No. 12. Rich Frampton introduced Mark Laubacher, President of the Laubacher Company. Mr. Laubacher gave an overview of the project.

Chairman Gustman asked if the Board had any questions with respect to Project No. 12. There being none, Chairman Gustman requested leave to apply the last unanimous vote in favor of project No. 12. Leave was granted. Project No. 12 was approved with 10 ayes, 0 nays, and 0 abstentions.

No. 13:M-MH-TE-CD-6087 – Urban Van Buren, L.P. (Amalgamated Senior Residences)

Request for final approval of the issuance of Conduit Tax-Exempt Affordable Rental Bonds in an amount not-to-exceed $9,000,000 to finance the purchase and renovation of an existing affordable senior rental facility. This project is expected to create an average of 20-40 construction jobs over a 12 month period. **(06-10-13).**

Chairman Gustman asked if there were any guests attending the meeting with respect to project No. 13. Mr. Rich Frampton introduced Andrew Delman, Principal, Urban Innovations, Ltd. Mr. Delman gave an overview of the project.

Chairman Gustman asked if the Board had any questions with respect to Project No. 13. There being none Chairman Gustman requested a motion for a roll call vote. Motion moved by Mr. Nesbitt and seconded by Mr. Goetz. Chairman Gustman asked Secretary Jones to take a roll call vote. Ms. Talbott abstained from voting on this project because her employer, Amalgamated Housing, is the current owner of the property. Project No. 13 was approved with 9 ayes, 0 nays, and 1 abstention (Talbott).

No. 14: L-GP-MO-6207 – City of Herrin (Sewer System)

Request for preliminary approval of the issuance of Local Government Pooled Bonds in an amount not-to-exceed $960,000 to finance the extension of a sewer to Route 13 and to replace the current sewer distribution system. **(06-10-14).**

No. 15: L-GP-MO-6208 - City of Herrin (Water System)

Request for preliminary approval of the issuance of a Local Government Pooled Bonds in an amount not-to-exceed $630,000 to finance the extension of water to Route 13 and to replace the city's current water distribution system. **(06-10-15)**

No 16: L-GP-6204 – City of Benton

Request for final approval of the issuance of a Local Government Interim Loan in an amount not-to-exceed $660,000 to finance the resurfacing of city streets. **(06-10-16).**

Chairman Gustman asked if the Board had any questions with respect to project Nos. 14 through 16. There being none, Chairman Gustman requested a motion for a roll call vote. Motion moved by Ms. Talbott and seconded by Mr. Valenti. Chairman Gustman asked Secretary Jones to take a roll call vote. Project Nos. 14 through 16 were approved with 10 ayes, 0 nays, and 0 abstentions.

No. 17: LG-LL-TX-6205 – City of Quincy Regional Airport

Request for approval of a Participation Loan in an amount not-to-exceed $150,000 to finance the construction of a new hanger facility. This project is expected to create 2 new jobs and 50 construction jobs over a 6 month period. **(06-10-17).**

No. 18: P-SW-PO-TE-CD-687 – Allied Waste Industries, Inc., Allied Waste North America, Inc. and their affiliates, successors, and assigns

Request for preliminary approval of the issuance of Solid Waste Disposal Revenue Bonds in an amount not-to-exceed $120,000,000 to finance landfill and transfer station improvements, purchase containers, transportation equipment, and equipment for use at Allied Waste's statewide solid waste disposal facilities. This project is expected to create 20 new jobs and 30-40 construction jobs for a portion of the project. **(06-10-18).**

Chairman Gustman asked if the Board had any questions with respect to project Nos. 17 and 18. There being none, Chairman Gustman requested leave to apply the last unanimous vote in favor of project Nos. 17 and 18. Leave was granted. Project Nos. 17 and 18 were approved with 10 ayes, 0 nays, and 0 abstentions.

No. 19: P-SW-TE-CD-6202 and I-ID-TX-MO-6209 – Christian County Generation, LLC

Request for preliminary approval of the issuance of Solid Waste Disposal Facilities Bonds in an amount not-to-exceed $350,000,000 and Clean Coal and Energy Moral Obligation Bonds in an amount not-to-exceed $150,000,000 to finance the purchase of land, to construct a power generation facility, to purchase machinery and equipment, and to fund legal and professional costs. This project is expected to create 200 new jobs in one year and 1,500 – 2,000 construction jobs over a 42 month period. **(06-10-19).**

Chairman Gustman asked if there were any guests attending the meeting with respect to project No. 19. Mr. Steve Trout introduced Bill Braudt, General Manager of Tenaska, Inc., Brad Cox and Andrea Bacon. Mr. Braudt gave an overview of the project. Chairman Gustman asked a question about the technology being used for this project. Mr. Braudt provided information to Chairman Gustman.

Chairman Gustman asked if the Board had any questions with respect to project No. 19. There being none, Chairman Gustman requested leave to apply the last unanimous vote in favor of project No. 19. Leave was granted. Project No. 19 was approved with 10 ayes, 0 nays, and 0 abstentions.

No. 20: I-ID-TE-CD-6194 – Guardian Electric Manufacturing Company (KMKKB Trust, Harris Bank and Trust Company, Barrington, Illinois; jointly with Guardian Electric Manufacturing Company)

Request for preliminary approval of the issuance of Industrial Revenue Bonds in an amount not-to-exceed $9,800,000 to finance the purchase of land, renovations and construction of an addition to the existing manufacturing facility, construct a parking lot, loading docks and fund legal and professional costs. This project is expected to create 10 new jobs and 100 construction jobs over an 8-month period. IFA will provide $9,800,000 of IFA Volume Cap and convey tax-exemption on the Industrial Revenue Bonds. **(06-10-20).**

No. 21: I-IR-TE-CD-6190 – Raco Steel Company

Request for final approval of the issuance of Industrial Revenue Bonds in an amount not-to-exceed $2,000,000 to finance the acquisition and installation of a steel slitting line. This project is expected to create 10 new jobs within 2 years. **(06-10-21).**

No. 22: I-IR-TE-CD-6191 – JBWLP, LLC

Request for final approval of the issuance of Industrial Revenue Bonds in an amount not-to-exceed $3,500,000 to finance and reimburse the borrower's and the owner's costs to acquire land and an industrial building. This project is expected to create 30 new jobs within 2 years and 6 construction jobs over a 6-month period. **(06-10-22).**

No. 23: I-ID-TE-CD-414 – 9500 Ainslie Associates LLC, an Illinois limited liability company and 9611 Associates LP, an Illinois limited partnership (Injection Plastic Corporation Project)

Request for final approval of the issuance of Conduit Tax-Exempt and Taxable Industrial Revenue Bonds in an amount not-to-exceed $4,600,000 to purchase, refinance, renovate and equip a manufacturing facility for use as a plastics injection molding manufacturing facility. Proceeds of the Taxable Bond Series will be used to finance non-qualified costs. This project is expected to create 100 new jobs over 2 years and 15-20 construction jobs over a 3-month period. **(06-10-23).**

Chairman Gustman asked if there were any guests attending the meeting with respect to project No. 23. Mr. Rich Frampton introduced Allan Carroll, President, Carroll Financial Group, Inc. Mr. Carroll gave an overview of the project.

Chairman Gustman asked if the Board had any questions with respect to project Nos. 20 through 23. There being none, Chairman Gustman Chairman requested leave to apply the last unanimous vote in favor of project Nos. 20 through 23. Leave was granted. Project Nos. 20 through 23 were approved with 10 ayes, 0 nays, and 0 abstentions.

No. 24: I-ID-TE-CD-6184 – C&D Recycling LLC (2300 Carlson LLC jointly with C&D Recycling LLC)

Request for final approval of the issuance of Industrial Revenue Bonds in an amount not-to-exceed $4,400,000 for the purpose of purchasing land upon which to construct a recycling facility, to purchase machinery and equipment and to fund legal and professional costs. This project is expected to create 41 new jobs and 40 construction jobs over a 6-month period. IFA to provide $4,400,000 of IFA Volume Cap and convey tax-exemption on the Industrial Revenue Bonds. **(06-10-24).**

Chairman Gustman asked if there were any guests attending the meeting with respect to project No. 24. Mr. Townsend Albright introduced Nancy Hirsch, Manager and, Larry Hirsch, President of C & D Recycling. Ms. Hirsch gave an overview of the project.

Chairman Gustman asked if the Board had any questions with respect to project No. 24. There being none, Chairman Gustman requested leave to apply the last unanimous vote in favor of project No. 24. Leave was granted. Project No. 24 was approved with 10 ayes, 0 nays, and 0 abstentions.

Resolutions/Project Revisions/Amendatory Resolutions

No. 25: **Quincy Hotel, LLC (B-LL-TX-6062)**
Amendatory Resolution to provide a 6-month extension of a Participation Loan to Quincy Hotel, previously approved by the Board on April 11, 2006. **(06-10-25).**

Chairman Gustman asked if the Board had any questions with respect to the amendatory resolution. There being none, Chairman Gustman requested leave to record the last unanimous vote in favor of Quincy Hotel's Amendatory Resolution. Leave was granted. The amendatory resolution was approved with 10 ayes, 0 nays, and 0 abstentions.

Chairman Gustman asked if there was any other business to come before the Board. There being no further business, Chairman Gustman requested a motion to adjourn. Upon a motion by Mr. Rice and seconded by Ms. Talbott, the meeting adjourned at approximately 12:43 p.m.

Respectfully Submitted,

Carla B. Burgess Jones, Secretary

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Dennis and Tammy Grah
Donald and Patsy Grah

STATISTICS

Project Number:	A-DR-GT-6222	Amount:	$99,010
Type:	Agri-Debt Restructuing Guarantee	IFA Staff:	Eric Reed
Location:	Ellis Grove	SIC Code:	Grain Farming

BOARD ACTION

Approval to approve extension of 85% loan guarantee in favor of Regions Bank, Belleville, IL.
$84,158 of State Agricultural Reserve Risk funds at risk.
Staff recommends approval, subject to satisfying all conditions of the bank loan.

PURPOSE

The proposed loan will provide for the refinancing and extension of an existing Agri-Debt Guarantee originally provided by the IFDA.

IFA PROGRAM AND CONTRIBUTION

The Authority's Agriculture Guarantee Program guarantees up to 85% of a bank's loans to Illinois farmers and agribusiness owners. The Agri-Debt Restructuring Guarantee Program is available to assist farmers to consolidate and extend the term of agricultural debt. The guarantees are not transferable without the Authority's written consent. The Authority's agricultural guarantee obligations are backed by an IFA reserve funded for this program and are also full faith and credit obligations of the State of Illinois.

IFA's issuance of guarantees helps borrowers obtain debt financing at reduced rates of interest and improved terms

VOTING RECORD

None. This is the first time that this project has been presented to the IFA Board of Directors.

SOURCES AND USES OF FUNDS

Sources:	IFA Guarantee	$84,158	Uses:	Refinance Loan	$99,010
	Regions Bank	$14,852			
	Total	**$99,010**		**Total**	**$99,010**

JOBS

Current employment:	N/A	Projected new jobs:	0
Jobs retained:	N/A	Construction jobs:	0

BUSINESS SUMMARY

Background: Dennis and Tammy Grah operate a small farming operation in southwest Illinois, near Sparta. Dennis is employed off the farm at the Illinois Dept. of Corrections is Chester. The loan was originated jointly with Dennis's parents, Donald and Patsy Grah. Donald and Patsy own the farmland, which is pledged as collateral for this loan, and rented by Dennis.

Project Rationale:	With the approval of the extension of guarantee by the IFA, Regions Bank will be able to continue with financing of the Grah's farming operation. Due to historical performance of the credit, it is unlikely the bank would be able to finance the Grahs.
Transaction:	The proposed loan will refinance an existing balance of $99,010 for the remaining 10 years. The loan will be secured by a 1st real estate mortgage on 219 acres of farmland.

FINANCING SUMMARY

Borrower:	Dennis R. and Tammy L. Grah Donald R. and Patsy S. Grah
Security:	1st REM on 219 acres of farm land.
Structure:	10 year term and amortization. Annual P & I.

PROJECT SUMMARY

The proposed loan will provide for the refinancing and extension of an existing Agri-Debt Guarantee originally provided by the IFDA in 1986 and renewed in 1996. The loan is eligible for one remaining 10-year under the Agri-Debt Guarantee program. The loan will maintain the same collateral and payment structure.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Dennis R. and Tammy L. Grah Donald R. and Patsy S. Grah	
Location:	5621 Sulser Rd. Ellis Grove, IL 62241	County: Randolph
Organization:	Sole-Proprietorship	
State:	Illinois	
Ownership:	Dennis R. and Tammy L. Grah Donald R. and Patsy S. Grah	

PROFESSIONAL & FINANCIAL

Accountant:	N/A	
Attorney:	N/A	
Bank:	Regions Bank, Belleville	Brad Eakins, Loan Officer

LEGISLATIVE DISTRICTS

Congressional: Jerry Costello-112th State Senate: David Luechtefeld-58th State House: Dan Reitz-116th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: David A. and Patricia A. Becker

STATISTICS

Project Number:	A-LL-TX-6223	Amount:	$145,500
Type:	Participation Loan	IFA Staff:	Eric Reed
Location:	Bartelso	SIC Code:	0191-Grain Farming

BOARD ACTION

Approval to purchase a 50% participation loan from Farm Credit Services, Nashville, IL.
$145,500 of IFA funds at risk
Staff recommends approval, subject to satisfying all conditions of the bank loan.

PURPOSE

To provide permanent financing for the purchase of 108 acres of farmland.

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment.

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

None. This is the first time that this project has been presented to the IFA Board of Directors.

SOURCES AND USES OF FUNDS

Sources:	IFA	$145,500	Uses: Land Purchase	$434,000
	Farm Credit Services	$145,500		
	Borrower Equity	$143,000		
	Total	**$434,000**	**Total**	**$434,000**

JOBS

Current employment:	N/A	Projected new jobs:	0
Jobs retained:	N/A	Construction jobs:	0

BUSINESS SUMMARY

Background: David and Patricia Becker own and operate a small grain and hog farm located in Clinton County, near Bartelso. David Becker began farming in 1976 with just 10 sows and renting some farmland. Their operation now consists of 250 sows and 500 acres of corn and soybeans. One of their two sons helps them with the operation.

Project Rationale:	The Beckers have been looking for additional farmland to expand their operation for some time. By adding additional production and revenue to their operation, the Beckers will be able to provide their son with further involvement in the farm. Most land in the area has been bringing much more than their purchase. The subject property is located near their primary operation, which will make it convenient to farm.
Transaction:	The borrowers will purchase 108 acres of farmland for $434,000, paying $143,000 toward the purchase. Farm Credit Services is seeking a participation loan with IFA in order to meet competition, which will lower the cost of capital for the borrower. The loan will be serviced by annual principal and interest payments.

FINANCING SUMMARY

Borrower:	David A. and Patricia A. Becker.
Collateral:	1st Real estate mortgage on 108 acres of farmland. Collateral position will "*parri passu*" with Farm Credit Services of Illinois.
Structure:	10 year term. 10 year amortization with annual P & I.

PROJECT SUMMARY

The borrower is purchasing 108 acres of farmland for $434,000. The loan will be secured by a first mortgage on the subject property.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	David A. and Patricia A. Becker	
Location:	13501 Oil Field Rd Bartelso, IL 62218	County: Clinton
Organization:	Sole-Proprietorship	
State:	Illinois	
Ownership:	David A. and Patricia A. Becker	

PROFESSIONAL & FINANCIAL

Accountant:	N/A	
Attorney:	N/A	
Bank:	Farm Credit Services, Nashville, IL	Don Henrichs, Vice-President

LEGISLATIVE DISTRICTS

Congressional: John Shimkus-19th State Senate: John O. Jones-54th Kurt Granberg-107th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Ryan D. McClure**

STATISTICS

Project Number:	A-LL-TX-6225	Amount:	$275,000
Type:	Participation Loan	IFA Staff:	Cory Mitchell/Eric Reed
Location:	Kirkwood, IL	SIC Code:	Swine

BOARD ACTION

Approval to purchase a 50% participation loan from 1st Farm Credit Services, Carthage, Illinois
$275,000 of IFA funds at risk. Staff recommends approval, subject to satisfying all conditions of the lenders loan.
Additional Conditions: **No additional debt or lease obligations without prior Lender/IFA approval.**
Receipt of satisfactory appraisals to verify LTV of 80% or less.
Receipt of necessary permits for construction of facilities.
Receipt of executed contract between borrowers and Tri-Oak Foods Inc.
Assignment of Life Insurance Policy on Borrower

PURPOSE

The proposed loan will provide for the permanent financing of a 2400 head swine finishing building.

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

This loan was presented by Eric Reed and approved as a specialized livestock guarantee for $550,000 by the IFA Board of Directors at the May 2006 IFA Board Meeting

SOURCES AND USES OF FUNDS

Sources:	IFA	$275,000	Uses:	Building Cost	$530,000
	1st Farm Credit	$275,000		Land Cost	$20,000
	Total	**$550,000**	**Total**		**$550,000**

JOBS

Current employment:	N/A	Projected new jobs:	0
Jobs retained:	N/A	Construction jobs:	0

BUSINESS SUMMARY

Background: Ryan McClure works with his father Merlin McClure in their farming operation. Ryan has recently graduated from college and returned to the farm. Ryan and his father wish to construct three swine finishing facilities, one of which will be owned and operated by Ryan.

Project Rationale: The addition of the proposed hog facility will allow a young farmer to enter agricultural production with his father. The facility will be backed by a contract feeding agreement, which will provide guaranteed income and sufficient cash flow for the borrower. The credit enhancement provided by IFA in the form of a participation will allow the lender to approve financing at a lower interest rate for the borrower.

Transaction: The proposed loan will be amortized over 12 years with monthly P&I payments. The loan will be secured by a 1st REM on the proposed facilities, which includes 10 acres, a 2nd REM on three 1200 head finishing buildings, 2nd REM on 516 acres, 2nd REM on two 2400 head finishing buildings, an assignment of life insurance, and an assignment of contract payments from the contractor and personal guarantees from Merlin and Nancy McClure

FINANCING SUMMARY

Borrower: Ryan D. McClure

Collateral:
1st REM on 10 acres including one 2400 head swine finishing building
2nd REM on three 1200 head swine finishing buildings
2nd REM on 516 acres
2nd REM on 7 acres including two 2400 head swine finishing buildings
Assignment of life insurance on the borrower and contract payments
Personal guarantees from Merlin and Nancy McClure

Structure: The loan will be amortized over 12 years with monthly P&I.

PROJECT SUMMARY

The proposed loan will provide for the permanent financing of a 2400 head swine finishing building. The borrower will contract to produce finished market hogs. The project will allow this young farmer to enter agricultural production with his father and utilize on farm labor.

ECONOMIC DISCLOSURE STATEMENT

Applicant: Ryan D. McClure

Location: 541 160th Avenue (Warren County), Kirkwood, IL 61447

Organization: Sole Proprietorship

Ownership: Ryan D. McClure

PROFESSIONAL & FINANCIAL

Bank: 1st Farm Credit Services Mark Ray, Vice President

LEGISLATIVE DISTRICTS

Congressional: Lane Evans 17th State Senate: John Sullivan 47th State House: Richard Myers 94th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Merlin D. and Nancy J. McClure**

STATISTICS

Project Number:	A-LL-TX-6226	Amount:	$825,000
Type:	Participation Loan	IFA Staff:	Cory Mitchell/Eric Reed
Location:	Kirkwood, IL	SIC Code:	Swine

BOARD ACTION

Approval to purchase a 50% participation loan from 1st Farm Credit Services, Carthage, Illinois. $825,000 of IFA funds at risk. Staff recommends approval, subject to satisfying all conditions of the lenders loan.

Additional Conditions: **No additional debt or lease obligations without prior Lender/IFA approval.**
Receipt of satisfactory appraisals to verify LTV of 80% or less.
Receipt of necessary permits for construction of facilities.
Receipt of executed contract between borrowers and Tri-Oak Foods Inc. and any other contractors.
Assignment of $1million Life Insurance Policy on Merlin D.McClure

---

PURPOSE

The proposed loans will provide for the permanent financing of two 2400 head swine finishing buildings and the purchase of 235 acres of farm land.

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment.

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

This loan was presented by Eric Reed for $1,000,000 as a specialized livestock guarantee and approved by the IFA Board of Directors at the May 2006 IFA Board Meeting. (235 acres of farmland has been added to this proposal, $570,000)

SOURCES AND USES OF FUNDS

Sources:	IFA	$825,000	Uses:	Construct buildings	$1,080,000
	1st Farm Credit Services	$825,000		Land Cost	$570,000
	Borrower Equity				
	Total	**$1,650,000**	**Total**		**$1,650,000**

JOBS

Current employment:	N/A	Projected new jobs:	0
Jobs retained:	N/A	Construction jobs:	0

BUSINESS SUMMARY

Background: Merlin and Nancy McClure are lifelong farmers, who operate a grain and livestock farm in the Kirkwood, IL area. In 2006 they farmed 225 acres of corn and 225 acres of beans. They own 281 acres an rent an additional 420 acres on a 50-50 lease. Merlin farmed with his father and brother until 2004 when his father passed away. He and his brother have now taken over the entire operation exchanging labor and equipment, but still maintaining separate farming operations.

Merlin has also been contract feeding for Tri-Oak Foods of Oakville Iowa since 1998. He built two 1,200 head finishers in 1998 and additional 1,200 head finisher in 1999. These buildings were originally financed with a guaranty from IFDA. The loans on these facilities were refinanced at a local bank without an IFDA guarantee and will be paid off in March 2009.

Merlin purchased 245 acres of land in February 2006 for the purpose of constructing three 2,400 head finishers with plans to contract these facilities with Tri-Oak Foods. Merlin will manage and own two of the buildings while his son Ryan will own and manage one building site. The farm is located in Henderson County and is an excellent location for operating the finishing buildings. The farm contains 120 acres of tillable ground that will be utilized for hay production. The ground is not suitable for corn or soybean production. The manure from the site will be sold to area farmers at $50 to $60 per acre for the application.

Project The proposed loans will provide for the permanent financing of two 2400 head swine finishing buildings and the purchase of 235 acres. The borrowers will contract to produce finished market hogs With the additional swine buildings, the borrowers will be able to utilize on farm labor and provide additional cash flow in their operation.

Transaction: The proposed loans will be amortized over 12 years with monthly P&I payments for the buildings and 25 years amortization on the land with annual payments of P&I. The loans will secured by a 1st REM on the proposed facilities, a 2nd REM on 516 acres, 2nd mortgage on one 2400 head swine finishing building, 2nd REM on three 1200 head swine finishing buildings, an assignment of life insurance, and an assignment of contract payments from the contractor.

FINANCING SUMMARY

Borrower: Merlin D. McClure and Nancy J. McClure

Collateral: 1st REM on two 2400 head swine finishing buildings witth 235 acres
2nd REM on 218 acres of farmland
2nd. REM on one 2400 head swine finishing building.
2nd REM on three 1200 head swine finishing buildings
Assignment of life insurance on borrower and contract payments

Structure: The building loan will be amortized over 12 years with monthly P&I, and 25 year amortization on the farm land with annual P&I

PROJECT SUMMARY

The proposed loan will provide for the permanent financing of two 2400 head swine finishing buildings and 235 acres. The borrowers will contract to produce finished market hogs. The project will utilize on farm labor and provide additional cash flow for the borrowers.

ECONOMIC DISCLOSURE STATEMENT

Applicant: Merlin D. McClure
Nancy J. McClure

Location: 541 160th Ave County: Warren

	Kirkwood, IL 61447
Organization:	Sole Proprietorship
State:	Illinois
Ownership:	Merlin D. McClure Nancy J. McClure

PROFESSIONAL & FINANCIAL

Accountant:	N/A	Attorney:	N/A
Bank:	1st Farm Credit Services, Carthage, IL		Mark Ray, Vice President

LEGISLATIVE DISTRICTS

Congressional: Lane Evans 17th State Senate: John Sullivan 47th State House: Richard Myers 94th

ILLINOIS FINANCE AUTHORITY

Memorandum

To: IFA Board of Directors

From: Eric Reed & Cory Mitchell/lk

Date: November 14, 2006

Re: Overview Memo for Beginning Farmer Bonds

- **Borrower/Project Name:** Beginning Farmer Bonds
- **Locations:** Throughout Illinois
- **Board Action Requested:** Final Bond Resolutions for each attached project
- **Amounts:** Up to $250,000 maximum of new money for each project
- **Project Type: Beginning Farmer Revenue Bonds**
- **IFA Benefits:**
  - **Conduit Tax-Exempt Bonds** – no direct IFA or State funds at risk
  - **New Money Bonds:**
    - convey tax-exempt status
    - will use dedicated 2006 IFA Volume Cap set-aside for Beginning Farmer transactions
- **IFA Fees:**
  - One-time closing fee will total 1.50% of the bond amount for each project
- **Structure/Ratings:**
  - Bonds to be purchased directly as a nonrated investment held until maturity by the Borrower's Bank
  - The Borrower's Bank will be secured by the Borrower's assets, as on a commercial loan
  - Interest rates, terms, and collateral are negotiated between the Borrower and the Participating Bank, just as with any commercial loan
  - Workouts are negotiated directly between each Borrower and Bank, just as on any secured commercial loan
- **Bond Counsel:** **Burke, Burns & Pinelli, Ltd**
  Stephen F. Welcome, Esq.
  Three First National Plaza, Suite 4300
  Chicago, IL 60602

Project Number:	**A-FB-TE-CD-6212**
Funding Manager:	Cory Mitchell
Borrower(s):	**Jon and Carlyn McAvoy**
Town:	Geneseo, IL
Amount:	$79,000
Use of Funds:	Farmland – 38.77 acres
Purchase Price:	$172,527 / ($4,450 per ac)
%Borrower Equity	8%
%Other Agency (FSA)	46%
%IFA	46%
County:	Henry
Lender/Bond Purchaser	Farmers National Bank / Bill Dale
Legislative Districts:	Congressional: 14th, J. Dennis Hastert
	State Senate: 36th, Michael Jacobs
	State House: 71st, Mike Boland

Principal shall be paid annually in installments determined pursuant to a Twenty five year amortization schedule, with the first principal payment date to be January 1, 2008. Accrued interest on the unpaid balance hereof shall be paid annually, with the first interest payment date to be January 1, 2008 with the twenty fifth and final payment of all outstanding balances due on January 1, 2031.

* Jon & Carlyn McAvoy: Note shall bear simple interest at the expressed rate. The expressed rate shall be 5.95% variable for the first 5 years and adjust every five years thereafter to 1.00% above the Bond Buyer Revenue Bond Index as quoted weekly in the Bond Buyer daily newspaper. **Fee: $1,185**

Project Number:	**A-FB-TE-CD-6216**
Funding Manager:	Cory Mitchell
Borrower(s):	**Jeffrey Briggs**
Town:	Atkinson, IL
Amount:	$103,302
Use of Funds:	Farmland – 34.5 acres
Purchase Price:	$103,302 / ($2,994 per ac)
%Borrower Equity	0%
%Other Agency (FSA)	0%
%IFA	100%
County:	Henry
Lender/Bond Purchaser	Amcore Bank NA / John Theisinger
Legislative Districts:	Congressional: 14th, J. Dennis Hastert
	State Senate: 45th, Todd Sieben
	State House: 90th, Jerry Mitchell

Principal shall be paid annually in installments determined pursuant to a Twenty five year amortization schedule, with the first principal payment date to be one year from the date of closing. Accrued interest on the unpaid balance hereof shall be paid annually, with the first interest payment date to be one year from the date of closing with the twenty fifth and final payment of all outstanding balances due on one year from the date of closing.

*Jeffrey Briggs: Note shall bear simple interest at the expressed rate. The expressed rate shall be 5.4% variable for the first 5 years and adjust every five years thereafter to 2.00% below prime per The Wall Street Journal with a floor of 4.5%. The Lender will charge .50% points. **Fee: $1,550**

*** Information enclosed in the border is to be considered confidential and may be exempt from disclosure under the Freedom of Information Act**

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Hospital Sisters Health System

STATISTICS

Project Number:	H-HO-TE-CD-6229	Amount:	$250,000,000 (Not to exceed amount)
Type:	Not-for-Profit Bond	IFA Staff:	Pamela Lenane
Locations:	Springfield		

BOARD ACTION

Preliminary Bond Resolution
Conduit 501(c)(3) Bonds
No IFA funds at risk

No extraordinary conditions
Staff recommends approval

PURPOSE

The proceeds of the proposed bond deal will be used to (i) finance, reimburse and refinance the costs of construction, renovation, improvement, furnishing and equipping certain of the System's health facilities, located in Illinois, (ii) potentially refund certain outstanding Illinois IHFA Bonds* and (iii) finance costs related to the issuance of the Series 2007 bonds.

IFA PROGRAM AND CONTRIBUTION

Federal income tax-exempt status on bond interest.

VOTING RECORD

This is the first time this project has been presented to the Board.

ESTIMATED SOURCES AND USES OF FUNDS

Sources:	IFA bonds	$250,000,000	Uses:	New Money	$247,500,000
				Costs of Issuance	2,500,000
	Total	$250,000,000	Total		$250,000,000

JOBS

Current employment:	14,282 FTE's	Projected new jobs:	N/A
Jobs retained:	14,282 FTE's	Construction jobs:	300

BUSINESS SUMMARY

Background

Hospital Sisters Services, Inc. (HSSI), an Illinois not for profit corporation, was incorporated on November 4, 1983, when the Hospital Sisters Health System (HSHS), an Illinois not for profit corporation, reorganized its corporate structure. HSSI is the sole member of thirteen not for profit or nonprofit corporations that own and operate acute care hospitals, eight located in Illinois and five located in Wisconsin. Each hospital is separately incorporated and has a seven to nine member Board of Directors, composed of members of the Hospital Sisters of the Third Order of St. Francis (the Order), an order of the Roman Catholic Church, HSHS employees and local citizens. The hospitals located in Illinois currently are licensed to operate 2,372 acute care beds, and the hospitals located in Wisconsin currently are approved for 1,451 acute care beds. HSSI and all of the hospitals are Members of the Obligated Group established under the Master Indenture.

The Order was founded in Germany in 1844 and is dedicated to the service of the sick and those in need. In 1875, twenty-one Sisters of the Order arrived in the United States and several years later established their Motherhouse in Springfield, Illinois. The residents of Illinois and Wisconsin were among the first served by the Order.

Description:

The primary mission of Hospital Sisters Health System is to provide a structure and the means whereby the Hospital Sisters of the Third Order of St. Francis continue their healing mission in the Roman Catholic Church. Hospitals and other institutionally-based programs are the primary means of responding to those in need. Service is regarded as a ministry of healing which exemplifies the Gospel values of compassion, justice, and reverence for life throughout its continuum.

Service Area:

The Hospital Facilities in Illinois have as their primary market service area St. Clair County (St. Elizabeth's-Belleville), Clinton County (St. Joseph's-Breese), Macon County (St. Mary's-Decatur), Effingham County (St. Anthony's-Effinham), Madison County (St. Joseph's-Highland), Montgomery and Macoupin Counties (St. Francis-Litchfield), Sangamon County (St. John's-Springfield), and LaSalle County (St. Mary's-Streator). As of June 30, 2006, these Hospital Facilities (other than St. Elizabeth's-Belleville, St. Mary's-Decatur, and St. John's-Springfield) had (according to information received from the Illinois Health Care Cost Containment Council) the largest market share for their primary service areas. St. Elizabeth's-Belleville had approximately 27.2% of the market share in its primary service area for the same period, St. Mary's-Decatur had a 22.1% market share, and St. John's-Springfield had a 44.8% market share.

The Hospital Facilities in Wisconsin have as their primary market service area Barron, Chippewa, Dunn and Eau Claire Counties (St. Joseph's-Chippewa Falls and Sacred Heart-Eau Claire), Brown County (St. Mary's-Green Bay and St. Vincent-Green Bay), and Sheboygan County (St. Nicholas-Sheboygan). As of December 31, 2004, these Hospital Facilities (other than St. Nicholas) had (according to information received from the State of Wisconsin's Office of Healthcare Information) the largest market share in their primary service areas. St. Nicholas had approximately 42% of the market share in Sheboygan County, according to the Wisconsin Bureau of Health Care Financing, as of June, 2006.

Existing Bonds*:

Series	Outstanding Par
1998A (Illinois)	$138,940,000
1998B (Wisconsin)	$21,950,000
2003A (Illinois)	$65,550,000
2003B (Wisconsin)	$69,850,000
2003C (Illinois)	$4,835,000
2003D (Wisconsin)	$14,730,000
Total	$315,855,000

It is currently anticipated that HSSI may refund certain of the above Illinois bonds. That determination will be made prior to the Final Bond Resolution.

PROJECT SUMMARY

The proceeds of the proposed bond deal will be used to renovate medical/surgical units at six of the eight Illinois Hospitals; construct a parking ramp at St. Elizabeth's Hospital-Belleville, renovate the ancillary services department at St. Joseph's-Breese and St. Mary's-Decatur; construct an outpatient facility at St. Joseph's Hospital-Breese;

expand and renovate the emergency department at St. Mary's-Decatur and St. Francis Hospital-Litchfield; renovate the intensive care and critical care units at St. John's Hospital-Springfield, as well as construct and relocate the information technology department, and reimburse the hospital for routine capital expenditures.

FINANCING SUMMARY

Security/Collateral: HSSI is an Obligated Group, all members of the Group (the thirteen hospitals in Illinois and Wisconsin), are liable for this debt. These bonds will be issued on a parity basis with the existing indebtedness of Hospital Sisters Services, Inc., with covenants relating to additional debt; consolidation, merger, sale or disposition of property; and senior liens.

Structure: Bonds are expected to be structured in both fixed and variable rate modes.

Maturity: Maturities not to exceed 35 years; debt service will be structured to achieve level annual payments.

Credit Rating(s): The Borrower anticipates underlying ratings from Moody's and S&P and is contemplating the use of a credit enhancement in the form of bond insurance.

ECONOMIC DISCLOSURE STATEMENT

Project name: Hospital Sisters Services, Inc.
Locations: Belleville, Breese, Decatur, Effingham, Highland, Litchfield, Springfield and Streator. Hospital Sisters Services, Inc. also operates five hospitals in Wisconsin.
Applicant: Hospital Sisters Services, Inc.
Organization: 501(c)(3) Not-for-Profit Corporation
State: Illinois

Board of Directors: **HOSPITAL SISTERS SERVICES, INC.**

Sister Joan Winkler .... Chairperson
Sister Maureen O'Connor .... Secretary
Sister Ann Pitsenberger .... Member
Sister Mary Morin .... Member
Sister MaryAnn Falbe .... Member
Sister Bernice Coreil, DC .... Member
Sister Mary Mollison, CSA .... Member
Mr. Leo "Lee" J. Dondanville .... Member
Mr. John E. Staudt .... Member

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Graham & Graham, Ltd.	Springfield	Hugh Graham, III
Bond Counsel:	Jones Day	Chicago	Lynn Coe
Underwriter:	Merrill Lynch	Chicago	Terry Mieling
Underwriter's Counsel:	Foley & Lardner	Chicago	Robert Zimmerman
Bond Trustee:	Bank of New York	Indianapolis	Lynda Hanna
Accountant:	KPMG	Chicago	John Depa
Issuer's Counsel:	Requested	Chicago	Requested

LEGISLATIVE DISTRICTS

Congressional: 18- Ray LaHood
State Senate: 99- Larry K. Bomke
State House: Raymond Poe

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Elmhurst Memorial Hospital / Elmhurst Memorial Healthcare

STATISTICS

Project Number:	H-HO-TE-CD-6228	Amount:	$50,000,000 (Not to exceed amount)
Type:	Not-for-Profit Bond	IFA Staff:	Dana Sodikoff
Locations:	Elmhurst		

BOARD ACTION

Final Bond Resolution
Conduit 501(c)(3) Bonds
No IFA funds at risk

No extraordinary conditions
Staff recommends approval.
These bonds will be non-rated bonds sold in $100,000 denominations with a sophisticated investor letter

PURPOSE

Bond proceeds will be used to: (i) pay or reimburse the Borrower or one or more of its corporate affiliates for the payment of the costs of acquiring, constructing, renovating, remodeling and equipping its health care facilities, including, but not limited to the cost of acquiring approximately 12 acres of land near York and Roosevelt Roads in the County of DuPage and the cost of routine capital budget expenditures for fiscal years 2006 through 2008, (ii)the construction and equipping of a new laundry facility at 855 N. Church Court Elmhurst, IL and (iii) pay certain expenses incurred in connection with the issuance of the Bonds, including the cost of a letter of credit or other credit or liquidity enhancement, if deemed necessary or advisable by the Authority and the Borrower.

IFA PROGRAM AND CONTRIBUTION

Federal income tax-exempt status on bond interest.

VOTING RECORD

This is the first time this project has been presented to the Board.

ESTIMATED SOURCES AND USES OF FUNDS

Sources:	IFA bonds	$46,827,000	Uses:	Reimbursement for Prior Expenditures	
				Land	$12,068,000
				Routine Capital	6,296,000
				Future Capital Expenditures	$28,225,000
				Cost of Issuance	238,000
	Total	$46,827,000	Total		$46,827,000

JOBS

Current employment:	2,255 FTE's	Projected new jobs: 6	
Jobs retained:	2,255 FTE's	Construction jobs: 40	

BUSINESS SUMMARY

Background/: Description Founded in 1926 as the first hospital in DuPage County, Illinois, Elmhurst Memorial Hospital strives to enhance the health of the communities and customers we serve. With 427 licensed beds, Elmhurst Memorial Hospital and its staff of more than 2,700 employees and 700 physicians are committed to excellence in medical and surgical care, cardiology, oncology, orthopedics, pediatrics, maternity and emergency care.

Service Area: Eastern DuPage County

Existing Bonds: Series 1998B taxable variable rate demand notes $39,400,000, Series 2002 D tax-exempt secured revenue refunding bonds $136,128,928, Series 2004A tax-exempt variable demand bonds $6,482,000, Series 2004B taxable variable demand obligations $7,393,000, IFA Series 1985C & D Revolving Pool Loan Program tax-exempt variable rate bonds $23,734,000.

Prior to the closing of this transaction, Elmhurst will retire approximately $50 million in existing taxable bonds: Series 1998B taxable variable rate demand notes $39,400,000, and Series 2004B taxable variable rate demand obligations $7,393,000, so that the total amount of their outstanding debt will remain approximately the same.

PROJECT SUMMARY

The proceeds of the proposed bond deal will be used to pay or reimburse the Borrower or one or more of its corporate affiliates for the payment of the costs of acquiring, constructing, renovating, remodeling and equipping its health care facilities, including, but not limited to the cost of acquiring approximately 12 acres of land near York and Roosevelt Roads in the County of DuPage and the cost of routine capital budget expenditures for fiscal years 2006 through 2008, the construction and equipping of a new laundry facility at 855 N. Church Court Elmhurst, IL and (ii) pay certain expenses incurred in connection with the issuance of the Bonds, including the cost of a letter of credit or other credit or liquidity enhancement, if deemed necessary or advisable by the Authority and the Borrower.

FINANCING SUMMARY

Security/Collateral: The bonds will constitute a parity obligation of the Obligated Group (Elmhurst Memorial Hospital, Elmhurst Memorial Healthcare and Elmhurst Memorial Home Health), secured by a note under the existing Master Trust Indenture.

Security provisions and covenants include:
(a) Obligated Group Members covenant to maintain a debt service coverage ratio of at least 1.10:1.
(b) Limitations on incurrence of additional debt
(c) Obligated Group Members covenant to keep Property free and clear of Liens except for certain Permitted Encumbrances
(d) Limitations on sale, lease or other disposition of Property (including cash and investments)
(e) Pledge of Unrestricted Receivables

Structure: The bonds will be sold initially to a sophisticated investor. Elmhurst Memorial Hospital ("EMH") currently holds an underlying rating of A2 (Moody's) / A (Fitch). **The bonds will not be rated.** The bonds will be issued as Floating Rate Notes ("FRNs") in the FRN Mode, under a multi-modal bond indenture that will enable EMH to convert the bonds to other variable rate modes or to a fixed rate. The bonds will be callable after one year. The Initial FRN Rate Period is expected to be approximately 2.5 years (through 7/1/2009). The bonds are subject to Mandatory Tender at the end of the Initial FRN Rate Period or upon a conversion. It is to be funded solely from the proceeds of a successful remarketing to outside investors. If the bonds are not converted or effectively remarketed at the end of the Initial Rate Period, the Bonds reset to a negotiated penalty rate.

Maturity: 7 years from date of issuance. Bonds will be callable by the Borrower after one year, and initial floating rate period will be two years.

Credit Rating(s): **The bonds will not be rated**. EMH has underlying ratings of A2 (Moody's) / A (Fitch).

ECONOMIC DISCLOSURE STATEMENT

Project name:	Elmhurst Memorial Hospital / Elmhurst Memorial Healthcare ("Parent")
Locations:	200 Berteau Ave, 1200 S. York, 855 N Church Ct. Elmhurst, IL 130 S. Main St. Lombard, IL
Applicant:	Elmhurst Memorial Hospital / Elmhurst Memorial Healthcare
Organization:	501(c)(3) Not-for-Profit Corporation
State:	Illinois
Board of Trustees:	

Name/Affiliation	**Board**	**Office**
Robert E. Soukup Chairman of the Board of Trustees, Elmhurst Memorial Healthcare Owner, Soukup Appliances & Hardware Stores	Parent Board Hospital Board	Chairman
David L. Atchison President, Ponder & Co. Chairman, Finance Committee of Elmhurst Memorial Healthcare	Parent Board Hospital Board	Vice Chairman
Leo F. Fronza President & Chief Executive Officer Elmhurst Memorial Healthcare	Parent Board Hospital Board	President President
Robert J. Platt GE Mostardi Platt	Parent Board	
Robert G. Robertson Chairman, Strategic Planning Committee of Elmhurst Memorial Healthcare Retired	Parent Board Hospital Board	Treasurer
Richard Inskeep Attorney	Parent Board	Assistant Secretary
Robert C. Knuepfer Chairman of the Board, DuPage Machine Products, Inc. President, DuPage Machine Products, Inc.	Parent Board	Assistant Treasurer
David V. Brueggen Sr. Vice President Finance/Anson Industries	Parent Board	
Honorable Lee A. Daniels Minority Leader, Illinois State House of Representatives	Parent Board	
Balbino B. Fernandez, M.D. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Parent Board	
Marilyn A. Graber Owner/Bloomingdale Travel	Parent Board	
Brian J. Grant Operations Manager, The Worldwide Company	Parent Board	
Joel G. Herter Chairman, Elmhurst Memorial Hospital Board of Trustees Senior Partner, Wolf & Company, L.L.P.	Parent Board Hospital Board	 Chairman
Don M. Hoffman, M.D.	Parent Board	

Name/Affiliation	Board	Office
Chief Executive of Elmhurst Clinic, L.L.C. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Hospital Board	
Janice Vanek Compensation and Benefits Consultant, Resources Connection	Hospital Board	
Patricia Merwick, M.D. Representative of ELMCARE, L.L.C. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Parent Board	
James J. Migala, M.D. Physician, Inactive Member of Medical Staff Elmhurst Memorial Hospital	Parent Board	
Elizabeth Shangle, M.D. Physician, President of Medical Staff	Parent Board Hospital Board	
Darrell L. Whistler Chairman, Board of Governors Vice President, Community Bank of Elmhurst	Parent Board Hospital Board	
Robert M. Magnuson Retired	Parent Board	Honorary Trustee
Jack E. Mensching President, Itasca Bank & Trust	Parent Board	Honorary Trustee
John L. Picchietti, M.D. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Hospital Board	Secretary
Ronald Cheff, M.D. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Hospital Board	Assistant Secretary
Dean R. Milos, M.D. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Hospital Board	Assistant Treasurer
Honorable William J. Bauer Judge, U.S. Court of Appeals, 7th Circuit	Hospital Board	
Suzanne Durburg, R.N. Executive Director, Illinois Organization of Nurse Leaders	Parent Board	
Bea Tornow Guild Council Chairman	Hospital Board	
Kenneth Wegner Chairman of the Board, Elmhurst Memorial Hospital Foundation President, The Jel Sert Company	Hospital Board	
Richard A, DeAngelo, M.D. Physician, Member of Medical Staff Elmhurst Memorial Hospital	Hospital Board	

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Sosin, Lawler and Arnold	Palos Heights, IL	Tim Lawler
Bond Counsel:	Jones Day	Chicago	Mike Mitchell Rich Tomei
Underwriter:	UBS	Chicago	Jerry Berg
Underwriter's Counsel:	Sonnenschein Nath & Rosenthal, LLP	Chicago	Mary Wilson
Bond Trustee:	Bank of New York	Chicago	Rodney Harrington
Accountant:	Deloitte & Touche	Chicago	
Issuer's Counsel:	Requested	Chicago	

LEGISLATIVE DISTRICTS

Congressional: 6- Henry J. Hyde
State Senate: 23- Carole Pankau
State House: 46- Lee A. Daniels

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek

STATISTICS

Project Number:	H-SL-RE-TE-CD-6200	Amount:	$5,500,000 (Not to exceed amount)
Type:	Not-for-Profit Bond	IFA Staff:	Pamela Lenane and Dana Sodikoff
Locations:	Geneva		

BOARD ACTION

Amended Preliminary Bond Resolution
Conduit 501(c)(3) Bonds

No IFA funds at Risk
Staff recommends approval subject to compliance with IFA policy requirements for non-rated debt; these bonds will be sold in $100,000 denominations to sophisticated investors, with the investment letter attached to this board summary

PURPOSE

The proceeds, along with $3,500,000 of equity, will be used to fund the pre-construction financing costs of the project comprised primarily of the design, development, and marketing costs of the project (the "Pre-Construction Costs") through the issuance of Bond Anticipation Notes ("BANs").

IFA PROGRAM AND CONTRIBUTION

IFA's issuance of 501(c)(3) Bonds will convey federal income tax-exempt status on bond anticipation note interest. BAN's are short-term debt obligations which provide financing in anticipation of long-term financing. States, local municipalities and school districts have been issuing tax-exempt BANS for years as a means of interim financing for capital projects in anticipation of a future bond offering. It is a measure of the increasing sophistication of investors in continuing care retirement communities ("CCRC") that this economically attractive approach to financing preliminary design, development and marketing costs is now available to this market segment. Repayment of the principal and accrued interest on BANS will be paid from the proceeds of long term bonds. While the BANS are being structured with a five year maturity, the intention is to return to the IFA for the permanent financing in two years. At that time the BANS will be repaid at par plus accrued interest.

VOTING RECORD

The IFA gave its approval for a Preliminary Bond Resolution on October 10, 2006 by the following vote:

Ayes – 9 Nays – 0 Absent – 6 Vacancies – 0

ESTIMATED SOURCES AND USES OF FUNDS

Sources:	IFA BANS	$5,500,000	Uses:	Marketing	$3,800,000
	EQUITY*	$3,500,000		AE	2,400,000
				Land Related Costs	200,000
				Project Legal & Admin	400,000
				BANs COI	350,000
				Development Fee	1,025,000
				Other	825,000

Total	$9,000,000	Total	$9,000,000

*Equity being provided by Friendship Senior Options, the sole member of Friendship Village of Mill Creek.

JOBS

Current employment: 4
Jobs retained: 4

Projected new jobs: 4
Construction jobs: 10

PROJECT SUMMARY

Overview of the Project:
Friendship Village of Mill Creek (d/b/a Tallgrass at Mill Creek) is a newly formed not-for-profit corporation formed for the purpose of developing, owning and operating a Continuing Care Retirement Community ("CCRC"). The proposed community will be located in the Mill Creek neighborhood, in Geneva, IL, approximately 40 miles west of Chicago. Mill Creek, a master planned community, features single family homes and condominiums, retail, schools, parks, trails, a golf course and other recreation on one 1,500 acre site. Friendship Village of Mill Creek intends to issue bonds to pay for a portion of the Pre-Construction Financing costs of a retirement community to be called Tallgrass at Mill Creek.

Tallgrass at Mill Creek is proposed to consist of 174 independent living units, 20 assisted living units, and 24 skilled nursing beds. The community is expected to offer a 90% refundable Type B (modified) resident contract for independent living units, which could include 60 free lifetime days and a 10% discount on health fees. The current estimated total cost to develop the community is approximately $122 million.

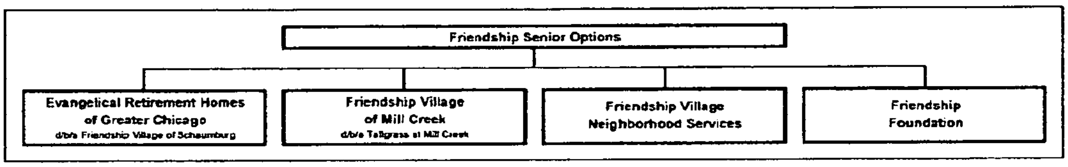
The Project developer, Retirement Living Services (RLS), is a nationally recognized leader in the development of CCRCs. With headquarters in Hartford, Connecticut, RLS has been successfully developing similar projects since 1990 in New York, New Jersey, Pennsylvania, Massachusetts, New Hampshire and Maine. RLS has completed a preliminary market study and financial analysis indicating that there is a sufficient number of age and income qualified potential residents in and around Geneva to successfully populate a new community like Tallgrass. In addition, despite a number of existing and start-up communities in and near the primary market area of the project, the analysis has shown that cultural and economic barriers are significant enough to consider only a portion of those units as competitive As a result of this survey and RLS's marketing experience, it is reasonable to expect that unit pre-sales will meet expectations. However, as a cautionary measure to allow for an unforeseen delay, the BANS are being structured with a five year maturity (2011). The intention, however, is to return to the IFA for permanent financing in the amount of approximately $122 million in the year 2008. At that time the BANS will be prepaid at par plus accrued interest.

Strengths of the project include (among others): the outstanding reputation of Friendship Village of Schaumburg (a sister corporation) in the primary market area; the strong management/development team in place; the successful track record of RLS in developing and marketing similar communities; full commitment of both management and RLS to the success of the community; the community is positioned to attract a higher-income resident that will sufficiently differentiate itself from its competitors; the high level of PMA resident knowledge of the CCRC concept; and the location of the community in the Mill Creek neighborhood.

The BAN's will only be secured by the assets of Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek and repayment of the BAN's is dependent on the successful development of the project and the eventual completion of the bond sale. Assets of Friendship Senior Options, Friendship Village of Schaumburg, Friendship Village Neighborhood Services, and Friendship Foundation are not obligated to any liability or obligation of Friendship Village of Mill Creek, including the principal and interest on the BANs.

Friendship Village of Mill Creek proposes to issue up to $5,500,000 of Bond Anticipation Notes ("BANs") to fund a portion of the Pre-Construction Finance costs of the project. States, local municipalities and school districts, large and small, have been issuing tax-exempt BANS for years as a means of interim financing for capital projects in anticipation of a future bond offering. It is a measure of the increasing sophistication of investors in continuing care retirement communities ("CCRC") that this economically attractive approach to financing preliminary design, development and marketing costs is now available to this market segment. The project costs for Friendship Village of Mill Creek would include a portion of the costs associated with the design, development, and marketing of the project. The BANs would be structured with a five-year maturity, and will be issued with a fixed interest rate. Interest on the BANs accrues and is payable, along with principal, in five years and is prepayable at anytime at par plus the accrued interest. The expected source of repayment of the principal and accrued interest is the proceeds of construction/permanent financing, which is anticipated upon the project achieving pre-sales (resident reservation deposits equal to 10% of the entrance fee related to the independent living unit reserved) with respect to approximately 65% to 70% of the project's independent living units. It is anticipated that Friendship Village of Mill Creek would issue bonds through the Illinois Finance Authority to finance the construction of the project.

Overview of the Organization:
Friendship Senior Options is the sole corporate member of Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek. Friendship Senior Options was created to serve as the sole member of Friendship Village of Mill Creek, Evangelical Retirement Homes of Greater Chicago d/b/a Friendship Village of Schaumburg, Friendship Village Neighborhood Services, and Friendship Foundation. Friendship Senior Options provides strategic direction and critical management services to its affiliated corporations. Presently, the Friendship Senior Options and its affiliates share a common board and management. The organizational chart of Friendship Senior Options and Affiliates is shown below.



Friendship Senior Options, Friendship Village of Schaumburg, Friendship Village Neighborhood Services, and Friendship Foundation are not obligated to any liability or obligation of Friendship Village of Mill Creek, including the principal and interest on the BANs.

The Parent Corporation, Friendship Senior Options has agreed, however, to provide up to $1,000,000 of indemnification to the Authority as part of language included in the Bond Purchase Agreement. Further, Friendship Senior Options will agree to maintain liquidity (either in unrestricted cash and/or a line of credit), in an amount equal to or in excess of the $1,000,000 as long as the bonds are outstanding.

Please note on the attached Consolidating Financial Statements, that this newly formed Parent Corporation (Friendship Senior Options) was funded initially through an affiliate transfer of in excess of $7.4 million from Friendship Village of Schaumburg. This unrestricted cash will be held at the Parent and a portion will be available to pay the $1,000,000 indemnification as long as the bonds are outstanding.

Past Borrowings of Related Entities:
While the Project before the Board is new, its' parent corporation, Friendship Senior Options and Affiliates, has successfully developed similar projects in Illinois, and financed them through the IFA and its' predecessor authority. Those bond issues, in the original principal amount of approximately $173 million, include the financing of its IHFA Series 1994 ($16,695,000), 1997($30,770,000), and IFA Series 2005 ($125,500,000) bonds. These bonds are current as to payment of principal and interest, and the projects funded with these bonds have been successful. Further, a review of Friendship Senior Options' Balance Sheet as of March 31, 2006 shows total unrestricted net assets at approximately $7.5 million. Friendship Senior Options and Affiliates have a long history of issuing bonds through the Illinois Finance Authority and its predecessor authority, the Illinois Health Facilities Authority. Since 1990, Friendship Senior Options and Affiliates have issued $172,965,000 of bonds through the IFA or its predecessor authority. However, Friendship Senior Options, Friendship Village of Schaumburg, Friendship Village Neighborhood Services, and Friendship Foundation are not obligated to any liability or obligation of Friendship Village of Mill Creek, including the principal and interest on the BANs.

FINANCING SUMMARY

Security/Collateral: Collateral assignment of the primary development-related third party contracts (architectural contract, land purchase agreement, RLS development contract, and any other development related contracts)

Structure: The bonds will be non-rated fixed rate bonds sold in $100,000 denominations to sophisticated investors

Maturity: Five years from the date of issuance

Interest: Fixed interest on the BAN's would accrue and be payable, along with principal, in five years and prepayable at anytime at par plus the accrued interest.

Repayment: From the proceeds of construction/permanent financing upon achieving pre-sales with respect to 65% to 70% of the project's independent living units. In the event that the permanent financing does not proceed, recourse is limited to Friendship Village at Mill Creek, an entity which at that time will have limited assets. Investors in the BAN's will have no recourse to Friendship Senior Options, Friendship Village of Schaumburg, Friendship Village Neighborhood Services, and Friendship Foundation.

Prepayment: Anytime at par in an amount equal to principal plus accrued interest

INDEMNIFICATION SUMMARY AND PROJECT MONITOR

Indemnification: Friendship Senior Options, the parent of Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek, will provide up to $1,000,000 of indemnification to the Authority as part of the indemnification language included in the Loan Agreement and in the Bond Purchase Agreement. Further, Friendship Senior Options will agree to maintain liquidity (either in unrestricted cash and/or a line of credit), in an amount equal to or in excess of the $1,000,000 as long as the bonds are outstanding.

Project Monitor: The Loan Agreement between the Authority and Friendship Village of Mill Creek (such legal entity acceptable to the Authority) (the "Borrower") shall require that a project monitor acceptable to the Authority (the "Project Monitor") be engaged, at the Borrower's expense, prior to the closing on the BAN's until the BAN's are repaid in full. The Borrower will also submit prior to the closing a construction and development schedule with dates and requirements for the disbursements from the project fund, the form and substance of such schedule to be approved by the Authority.

The Loan Agreement shall provide that the Project Monitor shall have certain rights relating to the Project, including, but not limited to, the following rights: (i) to monitor and inspect the presales and sales relating to the Project; (ii) to monitor and inspect the construction of the Project; (iii) to receive copies of the project budget and related back-up documentation and any subsequent amendments to such documentation; (iv) to receive copies any sales or development plans and any subsequent amendments to such documentation; (v) to receive notice of any plans to delay or abandon the Project; (vi) to receive notice of any change in law that may negative impact the Project; (vii) the right to approve all disbursement from any project fund held by a bond trustee for the Project; (viii) to review and approve the presales and sales milestones for the Project; (ix) to receive notice of any project cost overruns and proposed remedies for such condition; (x) to receive copies of the monthly sales and marketing reports for the Project; (xi) to receive copies of the monthly and year-to-date statements of income and development expenses; (xii) to receive copies of the annual audited financial statements of the Borrower; (xiii) to receive copies of a monthly narrative and statistical assessment of the progress of the Project in achieving sales and project milestones; and (xiv) any other right reasonably required by the Authority.

ECONOMIC DISCLOSURE STATEMENT

Project name: Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek
Home Office: 350 West Schaumburg Road, Schaumburg, Illinois
Applicant: Friendship Village of Mill Creek d/b/a Tallgrass at Mill Creek
Organization: 501(c)(3) Not-for-Profit Corporation (IRS application filed and in process);
If the determination letter is not received on a timely basis, it is anticipated the borrower would be an LLC, the sole member of which would be Friendship Senior Options
State: Illinois

Board of Directors:	Gary C. Clark, Chair	Thomas A. Johnson
	Mershon Niesner, Vice Chair	Jack A. Kremers
	Gary Howard, Secretary	Kathy Rivera
	Donald Myron, Treasurer	Paul J. Schaffhausen
	John M. Brown	Jan L. Tucker
	Charles W. Cassell	Duane M. Tyler

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Smith, Hemmesch, Burke Brannigan & Guerin	Chicago	Don Hemmesch
Accountant:	KPMG	Chicago	Jim Stark
Bond Counsel:	Peck, Shaffer & Williams	Chicago	Glendon Pratt, Bruce Agin
Underwriter:	Ziegler Capital Markets Group	Chicago	Dan Hermann, Steve Johnson, Tom Ross, William Claus, Aaron Schroeder
Underwriter's Counsel:	Katten, Muchin, Rosenman, LLP	Chicago	Janet Hoffman
Issuer's Counsel:	Charity & Associates	Chicago	Allen M. Bell

LEGISLATIVE DISTRICTS

Friendship Senior Options
Congressional: 8- Melissa Bean
State Senate: 27- Wendell E. Jones
State House: 53- Sidney H. Mathias

Friendship Village of Mill Creek
Congressional: 14- J. Dennis Hastert
State Senate: 25- Chris Lauzen
State House: 50- Patricia Reid Lindner

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Franciscan Communities, Inc.

STATISTICS

Project Number:	H-SL-RE-TE-CD-6042	Amount:	$50,000,000 (Not to exceed amount)
Type:	Not-for-Profit Bond	IFA Staff:	Pam Lenane and Dana Sodikoff
Locations:	Wheeling, Lemont, Homer Glen, Lindenhurst, Chicago, Crete (Illinois)		

BOARD ACTION

Final Bond Resolution
Conduit 501(c)(3) Bonds
No IFA funds at risk

Staff recommends approval because the the Borrower (Franciscan Communities, Inc.) meets the IFA conditions for the issuance of non-rated debt in bond denominations less than $100,000 ($5,000 or greater). 1) Franciscan Communities, Inc. (FC) has previously issued unrated and unenhanced bonds in excess of $40 million through the IFA in the immediately preceding seven years.* 2) FC is not currently in default on any bonds and has not missed a payment. Therefore FC is in accordance with the requirements for a waiver. Also, Ziegler Capital Markets Group will provide a letter to the IFA regarding the sales of the bonds, in the same format as provided for the Montgomery Place transaction.

PURPOSE

Proceeds will be used to: 1) Current refund all or a portion of the following Variable Rate Demand Bonds "VRDBs" previously issued through the Illinois Finance Authority for Franciscan Communities, Inc.: Series 1996B, Series 1996C, Series 1996E and Series 2001; 2) fund a small amount of new money projects for certain Franciscan Communities facilities located in Illinois; 3) establish a Debt Service Reserve Fund for the Series 2006C Bonds; and 4) pay costs of issuance associated with the Series 2006C Bonds.

IFA PROGRAM AND CONTRIBUTION

Conveys federal income tax-exempt status on interest earned on the Bonds.

VOTING RECORD

This is the first time this project has been presented to the Board.

ESTIMATED SOURCES AND USES OF FUNDS

Sources:		Uses:	
IFA bonds	$50,000,000	Refunding of Bonds	44,740,000
Equity Contribution	445,000	Debt Service Reserve	3,075,000
Series 1996/2001 Trustee-Held Fund	3,595,000	Issuance Costs	1,350,000
		New Money Project Costs	2,500,000
		Cushion for Original Issue Discount/Other	2,375,000
Total	$54,040,000	Total	$54,040,000

JOBS

Current employment: 810 (1,910)
Jobs retained: 810 (1,910)

Projected new jobs: N/A (refunding)
Construction jobs: N/A (refunding)

Note: The first figure represents the number of FTE's at the communities that will benefit from the refunding. The second figure (in parenthesis) represents the total number of FTE's for the entire Franciscan Communities, Inc..

BUSINESS SUMMARY

Description: Bond proceeds will primarily be used to refund certain VRDBs (with the issuance of fixed rate bonds) previously issued by the IFA for Franciscan Communities, Inc.(FC). Franciscan Communities, Inc. (FC) has previously issued unrated and unenhanced bonds in excess of $40 million through the IFA in the immediately preceding seven years*. FC is not currently in default on any bonds and has not missed a payment date relative to any bonds in the immediately preceding three years, and to the best of our knowledge, FC has never defaulted on a payment on any of its bond issues.

The bond issues to be refunded include all or a portion of the following:

Series	Facility	Location	Amount Outstanding
1996B	Franciscan Village	Lemont, IL	$4,050,000
1996C	Franciscan Village	Lemont, IL	$12,420,000
1996E	Addolorata Villa	Wheeling, IL	$5,660,000
2001	Marian Village Addolorata Village	Homer Glen, IL Wheeling, IL	$22,510,000
			$44,640,000

*The chart below reflects the unrated and unenhanced bonds issued on behalf of Franciscan Communities, Inc. (FC) in Illinois in the immediately preceding seven years

Date	Bond Type		Community	Amount
2003C	Fixed Rate	Refund 1996A & 1996D (IL)	Franciscan Village Addolorata Villa	6,660,000
2003D	5 Yr EXTRAS	Refund 1996A & 1996D (IL)	Franciscan Village Addolorata Villa	4,185,000
2003E-1	3 Yr EXTRAS	New Money	Marian Village (IL)	4,000,000
2003E-2	5 Yr EXTRAS	New Money	Marian Village (IL)	5,370,000
2003E-3	7 Yr EXTRAS	New Money	Marian Village (IL)	3,000,000
2004A	Fixed Rate	Reconstruct St. Joe's	St. Joseph Village (IL)	11,340,000
2004B	5 Yr EXTRAS	Reconstruct St. Joe's	St. Joseph Village (IL)	6,000,000

The purpose of the refunding is to take advantage of today's relatively low fixed interest rates for non-rated senior living providers. The refunding will allow FC to significantly lower its variable interest rate exposure (from approximately 54% to approximately 28% of the overall debt structure for FC). In addition to locking in attractive fixed interest rates, FC will use this opportunity to adjust the principal amortization of its debt. In general, the principal amounts for the next twenty years will be somewhat lower than they would have been without the refunding, and principal will be amortized over a longer period of time. This will create cash flow savings in the first seventeen years following the refunding.

Bond proceeds will also be used to fund a relatively small amount of capital improvements at FC's Illinois locations. Finally, bond proceeds will be used to fund a debt service reserve fund and issuance costs equal to 2% of the par amount issued.

Background: FC is an Indiana nonprofit corporation that was created for the purpose of providing senior housing and related services to the elderly. FC owns and operates 12 senior living facilities with a total of 2,550 units/beds located in Illinois, Indiana, Kentucky, and Ohio.

While Franciscan Communities, Inc. has a high proportion of nursing units (relative to independent living), a long-term goal of Franciscan Communities, Inc. is to increase its independent living units as a percentage of its total unit mix, and decrease its reliance on government programs as a revenue source.

Listed below is a map of the system and the unit mix at each FC community. FC is the owner of each of the communities shown below and is the borrower of the proceeds of the 2006C bonds.

FRANCISCAN COMMUNITIES
Sponsored by the Franciscan Sisters of Chicago

FRANCISCAN COMMUNITIES, INC.
As of October 2006

Facility Name	Facility Location	Independent Living ("IL")	Assisted Living/ Sheltered ("AL")	Nursing	Total
Illinois Facilities					
Addolorata Villa	Wheeling, IL	100	104	98	302
Franciscan Village	Lemont, IL	202	30	127	359
Marian Village	Homer Glen, IL	209	27	0	236
St. James Manor	Crete, IL	0	60	110	170
St. Joseph Village	Chicago, IL	0	40	54	94
The Village at Victory Lakes	Lindenhurst, IL	140	84	120	344
Subtotal Illinois Facilities		651	345	509	1,505
Indiana Facilities					
George Davis Manor(1)	West Lafayette, IN	0	126	74	200
St. Anthony Home	Crown Point, IN	0	60	202	262
St. Elizabeth	Delphi, IN	0	0	82	82
St. Mary(2)	Lafayette, IN	0	0	103	103
Subtotal Indiana Facilities		0	186	461	647
Kentucky Facility					
Franciscan Health Care Center	Louisville, KY	0	52	148	200
Ohio Facility					
Mount Alverna Village	Parma, OH	0	45(3)	153	198
Total		651	628	1,271	2,550

(1) The "assisted living" beds are also referred to as "licensed residential" and "comprehensive care" beds. The nursing beds are also referred to as "comprehensive care" beds.
(2) Includes 37 sub-acute beds.
(3) Has 30 assisted living units that are licensed for 45 residents.

Sponsors: The Franciscan Sisters of Chicago Service Corporation ("FSCSC"), an Illinois nonprofit corporation, is the sole corporate member of FC. The senior living communities owned and operated by FC are sponsored by and affiliated with the Franciscan Sisters of Chicago ("FSC"). FSCSC and FSC have no obligation or liability with respect to payment of debt issued by FC.

FSC was founded in 1894 and its members have dedicated themselves to the care of the aged and the sick in hospitals and nursing homes, the education of students at the elementary and secondary levels, the operation of day care centers, religious education, pastoral ministry, social service activities and the ministry of prayer and suffering. FSC ministers in Illinois, Indiana, Ohio and Kentucky. The General Minister and the members of the General Council of FSC constitute the Board of Directors of FSC, an Illinois not-for-profit corporation, and are also the members of FSCSC.

FSCSC was organized to coordinate all FSC-sponsored facilities and assist FSC in establishing and extending its charitable mission in health care, social and pastoral services and education. FSCSC is the sole corporate member of FC as well as a number of other organizations outside of FC, all of which further the mission of FSC.

In addition to the 12 senior living communities owned by FC, FSC and FSCSC are the sponsors of four "stand-alone" startup Continuing Care Retirement Communities (CCRCs). These include St. Mary of the Woods in Avon, Ohio, Villa de San Antonio, Texas, University Place in West Lafayette, Indiana and The Clare at Water Tower in Chicago, Illinois. These projects are in various phases of construction and fill-up. The documents have been structured such that the startup CCRCs can be folded into FC, if desired, upon stable occupancy of the startups.

PROJECT SUMMARY

FC intends to current refund approximately $44.64 million of outstanding VRDBs through the issuance of fixed rate bonds. Today's interest rates for this type of borrower are very attractive and FC views this as an excellent opportunity to adjust its overall mix of fixed and variable rate debt. FC wishes to lock in relatively low fixed interest rates while keeping approximately 28% of its total debt in the variable rate mode. Because this will be a current refunding, the transaction is not sensitive to escrow yields or call dates. FC will also adjust its aggregate principal amortization schedule, which will have the result of lowering annual debt service by approximately $300,000 per year for the first thirteen years following the refunding.

FINANCING SUMMARY

Structure: The bonds will consist of non-rated fixed serial and term bonds. The bonds are anticipated to be amortized during 2013 through 2036.

Bond Security/: Collateral Gross revenue pledge and master notes of FC under a master indenture. No mortgage will be provided, consistent with prior issues for FC. Covenants and other legal provisions will be consistent with the standard covenants used on prior FC financings.

Maturity: Maximum of 35 years although 30 years is anticipated.

IFA Waiver: The bonds will be sold in denominations less than $100,000 ($5,000 or greater). The Borrower has requested a waiver of our unrated and non-credit enhanced debt policy. It is not necessary for FC to provide a feasibility study because they meet the following requirements:

Conditions for Waiver:

- The Borrower has previously issued in excess of $40 million of unrated and unenhanced bonds through the Authority or a predecessor Authority, in the immediately preceding seven years; * and
- The Borrower is not currently in default on any bonds and has not missed a payment date relative to any such bonds in the immediately preceding three years, and to the best of our knowledge has never defaulted on a payment or any of its bond issues.

ECONOMIC DISCLOSURE STATEMENT

Applicant: Franciscan Communities, Inc.
Corporate Home office: 1055 West 175th Street, Homewood, IL 60430
(708) 647-3140

Organization: Illinois 501(c)(3) Not-for-Profit Corporation

Board of Directors: Sr. M. Francis Clare Radke, Chairman
Mr. Leonard A. Wychocki, President
Sr. M. Francine Labus, OSF

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Katten Muchin Rosenman	Chicago	Elizabeth Weber
Bond Counsel:	Jones Day	Chicago	John Bibby
Underwriter:	Ziegler Capital Markets Group	Chicago	Dan Hermann

			Jennifer Lavelle
Underwriter's Counsel:	Sonnenschein Nath & Rosenthal	Chicago	Steve Kite
Bond Trustee:	Amalgamated Bank	Chicago	Michele Martello
Issuer's Counsel:	Requested	Chicago	Requested

LEGISLATIVE DISTRICTS

Congressional: 10- Mark Steven Kirk, 13- Judy Biggert, 11- Gerald C. "Jerry" Weller, 5- Rahm Emanuel, 8- Melissa Bean

State Senate: 27- Wendell E. Jones, 41- Christine Radogno, 40- Debbie DeFrancesco Halvorson, 20- Iris Y. Martinez, 31- Adeline J. Geo-Karis

State House 53- Sidney H. Mathias, 82- Jim Durkin, 81- Renee Kosel, 80- George Scully Jr., 40- Richard T. Bradley, 61- Jo Ann Osmond

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Riverside Medical Center and Riverside Senior Living Center

STATISTICS

Project Number:	H-HO-TE-CD-6234	Amount:	$45,000,000 (Not to exceed amount)
Type:	Not-for-Profit Bond	IFA Staff:	Dana Sodikoff
Locations:	Kankakee, Bourbonnais		

BOARD ACTION

Final Bond Resolution
Conduit 501(c)(3) Bonds
No IFA funds at risk

No extraordinary conditions
Staff recommends approval

PURPOSE

Bond proceeds will be used to (i) advance refund the Series 2002 Bonds of Riverside Health System ("RHS") and its subsidiaries/affiliates (with an anticipated savings in excess of 3%); (ii) fund a debt service reserve fund; and (iii), pay the related costs of issuance.

IFA PROGRAM AND CONTRIBUTION

Federal income tax-exempt status on bond interest.

VOTING RECORD

This is the first time this project has been presented to the Board.

Riverside Medical Center and Riverside Senior Living Center has previously been before the board for two separate transactions. On April 20, 2004, the IFA gave its approval for a final bond resolution and on May 24, 2004 Riverside Health System issued $46,450,000, Series 2004 Bonds. On October 10, 2006 the IFA gave its approval for a final bond resolution and Riverside is planning on closing that transaction (Series 2006 A&B) early November.

ESTIMATED SOURCES AND USES OF FUNDS

Sources:	IFA Bonds	$41,825,000	Uses:	Refunding Escrow	$42,606,192
	Bond Premium	1,202,471		Reserve Fund	3,791,250
	Series 2002 DSRF Release	3,993,825		Issuance Costs	350,000
				Underwriter's Disc.	273,854
	Total	$47,021,296		Total	$47,021,296

JOBS

Current employment: 1521 FTE's
Jobs retained: 1521 FTE's

Projected new jobs: N/A (refunding)
Construction jobs: N/A (refunding)

BUSINESS SUMMARY

Background: Riverside Health System ("RHS") is an Illinois not-for-profit corporation, exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Description: RHS is the parent corporation of a regional health system operating in the far southern portion of the Chicago metropolitan market and headquartered in Kankakee. RHS is the sole corporate member of Riverside Medical Center ("Medical Center"), Oakside Corporation ("Oakside"), Butterfield Service Corporation ("Butterfield") and Riverside Senior Living Center ("Living Center"). Riverside Medical Center Foundation (the "Foundation") is a not-for profit organization serving in an agency capacity by holding and managing certain investment assets contributed for the benefit of the Medical Center. RHS, the Medical Center, Oakside, Living Center and the Foundation are Illinois not-for-profit corporations and are organized as described under Section 501(c)(3) of the Internal Revenue Code. Butterfield is an Illinois business corporation.

In 1989, RHS, the Medical Center and Oakside became the initial members of an obligated group (the "Obligated Group") established under a Master Trust Indenture dated as of December 15, 1989, as amended and supplemented from time to time, among the members of the Obligated Group and JPMorgan Chase Bank, successor to Bank One, National Association, as Master Trustee. Living Center became a member of the Obligated Group in 1990. Butterfield and the Foundation are not members of the Obligated Group. Riverside Medical Center and Riverside Senior Living Center are the borrowers for the Series 2006 financing.

The Medical Center owns and operates a general acute care hospital in Kankakee, IL, which is licensed for 341 beds, of which 238 beds are currently staffed. In addition to the main hospital facility, the Medical Center operates the Resolve Center in Manteno Illinois, which houses an 18-bed licensed inpatient substance abuse program and associated outpatient services. The Medical Center also operates Riverside Ambulance which provides ambulance service to the Medical Center's primary service area from four remote locations in Momence, Kankakee, St. Anne and Ashkum. Riverside Ambulance is also responsible for 16 communities through its Emergency Medical Service System. In addition, the Medical Center operates nine community, primary and specialty care clinics located in Kankakee, Bourbonnais, Manteno, Monee, Momence, Hopkins Park, Wilmington, Peotone, and Manhattan. The Medical Center also owns the Atrium Building in Bradley, Illinois which provides medical office space, space for a joint venture single-specialty ambulatory surgery center, and industrial medicine services. Located in Bourbonnais and owned by the Medical Center is the Medical Plaza, a comprehensive ambulatory campus which includes radiation therapy, diagnostic imaging, ambulatory surgery, and physician office space.

Oakside operates the 70,000 square foot Riverside Health Fitness Center located in Bourbonnais, Illinois. Additionally, Oakside operates a community counseling program (three (3) outreach clinics – Kankakee, Wilmington and Olympia Fields), commercial pharmacy, health equipment sales and leasing, home health care and supports the new business activities of other affiliates.

Living Center was incorporated in 1989 and owns and operates a senior living community that includes ninety (90) independent living apartments known as Westwood Oaks, ninety-six (96) assisted living apartments known as Butterfield Court, seventeen (17) ranch style family homes for seniors known as Westwood Estates and an one hundred-twenty (120) bed nursing facility. The senior living community is located directly across from the Medical Center in Kankakee and was constructed in phases beginning in 1990.

There are no activities being operated by Butterfield.

The Foundation raises funds for RHS and its affiliates and supervises the management of the Riverside Foundation Trust, which was established in 1968 by the Medical Center as an irrevocable trust for the investment of gifts, contributions and bequests to the Medical Center.

Service Area: The primary service area is defined as Kankakee County. The secondary service area consists of portions of Will, Iroquois, Ford, Grundy and Livingston Counties. Approximately 31% of the admissions come from Kankakee, 15% from Bourbonnais, 8% from Bradley, 6% from Momence, and 7% from Manteno and 5% from St. Anne with the remainder from the other surrounding communities.

PROJECT SUMMARY

The proposed financing will advance refund Riverside Health System Series 2002 Bonds issued by IHFA.

FINANCING SUMMARY

Security/Collateral: RHS expects to issue debt secured by a Note issued under its Master Trust Indenture, as amended. Security for the Series 2006 Bonds will include a funded debt service reserve fund and a pledge of RHS's unrestricted receivables. Certain financial covenants exist for the Series 2006 bondholders including limitations on additional borrowing and maintenance of a debt service coverage ratio of at least 1.0 to 1.0.

Structure: The bonds will be issued as conventional fixed rate debt A3/A (Moody's/S&P)

Maturity: Not greater than 30 years (existing maturity of the Series 2002 Bonds is 2032).

Credit Rating (s): A3/A (Moody's/S&P)

ECONOMIC DISCLOSURE STATEMENT

Project name:	Riverside Health System Refinancing	
Locations:	Riverside Medical Center, 350 N.Wall Street, Kankakee, IL 60901 and numerous other locations in Kankakee and Will Counties	
Applicant:	Riverside Health System	
Organization:	501(c)(3) Not-for-Profit Corporation	
State:	Illinois	
Board of Trustees:	Connie Ashline, Chairperson	Harry Bond
	John Bowling, PhD Vice Chairperson	Ed Lambert
	Phillip Kambic, President	Karen Reid
	Bill Douglas, Treasurer	Dr. Ranuka Ramakrishna
	Lawrence Linman, Secretary	Christopher Bryant, PHD
	Patricia Hull, Asst. Secretary	Jerald Hoekstra

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Katten Muchin Rosenman LLP	Chicago	Janet G. Hoffman
Bond Counsel:	Jones Day	Chicago	Michael J. Mitchell
Underwriter:	Goldman, Sachs Inc.	Chicago	Rich Bellis
Underwriter's Counsel:	Winston Strawn	Chicago	Kay McNab
Bond Trustee:	JP Morgan Chase Bank (Bank of NY)	Chicago	Daryl Pomykala
Accountant:	KPMG	Chicago	James Stark
Issuer's Counsel:	Pugh Jones	Chicago	Kim Barker Lee

LEGISLATIVE DISTRICTS

Congressional:	11- Gerald C. "Jerry" Weller
State Senate:	40- Debbie DeFrancesco Halvorson
State House:	79- Lisa M. Dugan
	75- Careen Gordon

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Loyola University Health System

STATISTICS

Project Number: H-HO-TE-CD-6201
Type: Not-for-Profit Bond
Locations: Maywood

Amount: $250,000,000 (Not to exceed amount)
IFA Staff: Pamela Lenane

BOARD ACTION

Final Bond Resolution
Conduit 501(c)(3) Bonds
No IFA funds at risk

No extraordinary conditions
Staff recommends approval

PURPOSE

Bond proceeds will be used to (i) fund new money projects, (ii) advance refund a portion of only the Series 2001A IHFA Bonds ($89.5 million of uninsured fixed rate bonds); and (iii) pay costs of issuance in connection with the Series 2006 bonds.

IFA PROGRAM AND CONTRIBUTION

Federal income tax-exempt status on bond interest.

VOTING RECORD

The IFA gave its approval for a Preliminary Bond Resolution on October 10, 2006 by the following vote:

Ayes –8 Nays – 0 Absent –6 Vacancies – 0 Abstention- 1(Gustman)

ESTIMATED SOURCES AND USES OF FUNDS

SOURCES OF FUNDS	
IFA Bonds	234,315,000
TOTAL	$ 234,315,000

USES OF FUNDS	
New Money	149,070,000
Refunding Escrow	83,723,265
Reserve Fund	-
Cost of Issuance	1,171,575
Underwriter's Discount	234,315
Bond Insurance	-
Other Delivery Date Expenses	113,726
Additional Proceeds	2,119
TOTAL	$ 234,315,000

JOBS

Current employment: 4,980 FTE's
Jobs retained: 4,980 FTE's

Projected new jobs: 375
Construction jobs: 85

BUSINESS SUMMARY

Background: Loyola University Health System (LUHS) is an Illinois not-for-profit corporation which is exempt from federal income taxes as an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") that, through its sole membership of LUMC controls one hospital, located at Loyola University Medical Center, which is approximately fourteen miles west of downtown Chicago in Maywood, Illinois, as well as approximately 13 primary care and 13 specialty sites located in the City of Chicago's near western suburbs.

Description: LUHS' principal hospital, LUMC, is licensed to operate 568 acute care beds of which approximately 507 are currently staffed. LUHS and LUMC employ approximately 4,980 full time equivalent employees. For the fiscal year ended June 30, 2006, LUMC had approximately 31,297 discharges, 138,116 patient days, and 604,426 outpatient visits. These fiscal year 2006 volumes generated approximately $660 million of net patient service revenues. LUHS had $788 million of assets as of June 30, 2006.

LUMC is an Illinois not-for-profit corporation organized in accordance with Section 501(c)(3) of the Code, and owns and operates a major academic medical center, located primarily on a 70 acre campus (the "Medical Center Campus") approximately fourteen miles west of downtown Chicago in Maywood, Illinois. The primary facility at the Medical Center Campus is the Foster G. McGaw Hospital ("McGaw Hospital"). LUMC is one of the Midwest's leading academic healthcare institutions and is a major referral center for the Chicago metropolitan area, providing care for some of the most critically ill patients in the state and in the country. LUMC is a designated Level I trauma center, serving 2.2 million people in LUMC's primary service area which consists of western Cook and DuPage counties.

LUMC is a major regional referral center and has received national recognition in cardiology, cardiac surgery, transplantation (heart, lung, heart/lung, liver, bone marrow and kidney), cancer treatment, pediatric specialties, and trauma services. LUMC also serves as a national model for the care of high-risk infants and mothers, while its burn center treats patients from a four-state area. Through agreements with the University, LUMC provides clinical and teaching facilities for the University's health sciences education programs at the SSOM. The University's facilities are primarily located in the City of Chicago however; SSOM is located on the Medical Center in Maywood.

LUMC provides services to patients in various settings; including an acute care hospital (i.e., the McGaw Hospital), outpatient service facilities, emergency care facilities, primary and specialty care practice sites, and home care and hospice services. LUMC conducts the predominant portion of its healthcare activities on the Medical Center Campus. The staffed bed capacity of LUMC by clinical area as of June 30, 2006 is: 298 Medical/Surgical beds; 32 Pediatric beds; 15 Labor and Delivery Beds; 30 Obstetrical beds; 25 Nursery beds; 110 Adult Intensive Care beds; 14 Pediatric Intensive Care beds; 50 Neonatal Intensive Care beds; 24 Rehabilitation beds and 10 Burn Intensive Care Unit beds.

Service Area: LUHS' service area is comprised of a primary service area consisting of a ten-mile radius around LUMC's main campus and a secondary service area consisting of Cook, DuPage, Kane, and Will counties. Within LUHS's service area are the communities of Bellwood, Berwyn, Burbank, Burr Ridge, Cicero, Darien, Downers Grove, Elmhurst, Elmwood Park, Forest Park, Glendale Heights, Hickory Hills, LaGrange, Lombard, Maywood, Melrose Park, Naperville, Oak Park, Oakbrook, Oakbrook Terrace, Orland Park, River Grove, Riverside, Westmont, and Wheaton.

For the fiscal year ended June 30, 2006, Cook and DuPage counties accounted for approximately 81.7% of inpatients admitted to LUHS member hospitals and nearly 84.3% of physician visits to LUHS's 15 outpatient centers located in Chicago's western suburbs.

The total population of Cook and DuPage Counties, including the City of Chicago, in 2005 was over 6.2 million persons. Projected population data for Illinois indicates that by 2010, Cook County's population will increase by 1.09 %, DuPage County's population will increase by 2.89%, and Kane and Will Counties populations will increase by 9.53% and 13.83%, respectively.

Existing Bonds: LUHS currently has four series of bonds outstanding totaling $260.9 million: 1) $89.5 million of uninsured Series 2001A fixed rate bonds **(only a portion of this Series will be refunded)**, 2)

$114.7 million of MBIA-insured Series 1997A fixed rate bonds, 3) $13.5 million of MBIA-insured Series 1997B VRDOs, and 4) $43.2 million of MBIA-insured Series 1997C taxable VRDOs.

PROJECT SUMMARY

The proceeds of the proposed bond deal will be used to fund new money projects and refinance existing debt. Specifically, they will be using the new money for the expansion of the Heart and Vascular Center, expansion of current surgical areas, and other projects as approved by the Loyola University Medical Center Board of Directors. In addition, a portion of the proceeds will be applied towards reimbursing the System for previous capital expenditures in connection with the Heart and Vascular Center ($15 million), the parking garage ($14 million), and other projects (approximately $12 million). The proceeds will also be used towards refunding the Series 2001A debt with callable maturities of 2012 and beyond.

FINANCING SUMMARY

Security/Collateral: All bonds will be secured under the existing Master Trust Indenture and will be backed by a gross revenue pledge and an unrestricted receivables pledge. Existing covenants pursuant to the MTI include an annual liquidity and debt service coverage ratio test. In addition, two of the proposed three series totaling approximately $160 million will be backed by two direct-pay letter of credit facilities from JP Morgan Chase and Harris Bank.

Structure: The proposed structure will be comprised of three tranches of either Weekly Variable Rate Demand Obligations (VRDOs) or Indexed Variable Put Bonds: 1) approximately $85 million of VRDOs to advance refund the callable portion of the existing Series 2001A bonds, secured by the JP Morgan Chase letter of credit, Aa2/AA-/A+ (Moody's/S&P/Fitch) 2) $75 million of VRDOs to fund new money projects will be secured by Harris Bank, credit Aa3/AA- (Moody's/S&P), and 3) $75 million of Indexed Variable Put Bonds carrying LUMC's rating of Baa1 (Moody's) to fund new money projects will be issued.

Maturity: The final maturity of the advance refunding bonds will match the final maturity of the existing 2001A bonds of 2031. The final maturity of the new money bonds will be 2041. The Harris Bank credit facility carries a 5-year term, and the JP Morgan Chase credit facility will have a 7-year term. The initial mandatory put date for the Indexed Variable Put Bond structure will be 5 years.

Credit Rating(s): Current and expected ratings of Baa1 (Moody's).

ECONOMIC DISCLOSURE STATEMENT

Project name: Loyola University Health System Series 2006 Issue
Locations: Primarily 2160 So. First Avenue, Maywood, Illinois
Applicant: Loyola University Health System
Organization: 501(c)(3) Not-for-Profit Corporation
State: Illinois
Board of Trustees:

Anthony L. Barbato, M.D.
Frank Considine
James C. Dowdle
Rev. Daniel L. Flaherty
Richard Gamelli, M.D.
Jordan Hadelman
Rev. Michael J. Garanzini
Michael Kelly
Patrick Kelly
Nancy Knowles
Michael R. Levden

Terry Light
Patrick J. O'Malley
Thomas Patrick
Michael Quinlan
Stephen Slogoff
Daniel Walsh

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Hawkins Delafield & Wood	New York/New Jersey	Steve Donovan
Bond Counsel:	Jones DayChicago	Chicago	Lynn Coe David Kates
Underwriter:	Citigroup Global Markets, Inc.	New York	David Cyganowski Jeff Lee Chad Kenan
Underwriter's Counsel:	Ungaretti & Harris LLP	Chicago	Tom Fahey Julie Seymour
Bond Trustee:	U.S. Bank National Association	Chicago	Grace Gorka
Accountant:	Deloitte & Touche	Chicago	Michael Somich
Issuer's Counsel:	Burke Burns & Pinelli	Chicago	Mary Ann Murray

LEGISLATIVE DISTRICTS

Congressional:	4th-IL State Senate; 7th-IL House
State Senate:	Kim Lightford
State House:	Karen Yarbrough

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Bridgeway, Inc.**

STATISTICS

Project Number:	N-NP-TE-CD-6236	Amount:	$2,100,000 (not-to-exceed amount)
Type:	501(c)(3) Bonds	IFA Staff:	Steve Trout
Location:	Macomb, IL		

BOARD ACTION

Preliminary Bond Resolution
Conduit Tax-Exempt 501(c)(3) Revenue Bonds
No extraordinary conditions

Staff recommends approval
No IFA funds at risk

PURPOSE

To refinance two group homes (located in Pekin), refinance the purchase and renovation two training facilities (located in Oquawka and Pekin), and to refinance the construction of a new facility.

IFA CONTRIBUTION

IFA issuance will convey federal income tax-exempt status on interest earned on the Bonds.

VOTING RECORD

None. This is the first time this project has been presented to the IFA Board.

ESTIMATED SOURCES AND USES OF FUNDS (subject to change)

Sources:	IFA Bonds	$2,000,000	**Uses:**	Project Costs	$1,742,000
				Debt Service Reserve	198,000
				Issuance Costs	60,000
	Total	$2,000,000		**Total**	$2,000,000

JOBS

Current employment:	450	Projected new jobs:	0
Jobs retained:	NA	Construction jobs:	0

BUSINESS SUMMARY

Description: Bridgeway is a 501 c (3) corporation founded in 1993 that provides social services across 13,400 square miles which includes 10 Illinois and 3 Iowa counties. Bridgeway employs 450 individuals and serves approximately 8,900 clients per year.

History: Bridgeway was formed October 1, 1993 by the merger of McDonough County Rehabilitation Center (MCRC) and Spoon River Incorporated (SRI) and its affiliate corporations, Harrington Family Services and Soon River Center. In July 1998 a vocational program for disabled persons expanded into eastern Iowa. These human service corporations, having served west-central Illinois and eastern Iowa for decades, meet the growing needs and challenges of providing community-based health and human services. These services are designed to assist and empower people in maximizing their potential for personal development and growth in all areas of human functioning.

Bridgeway serves any person who can benefit from its array of services without regard to disability, dependent status, race color, national origin or age. Bridgeway is a CARF accredited organization, funded in part through contributions from the United Way, United Fund and Community Chest.

Programs: Bridgeway provides the following services to its participants: Childcare and Pre-School services, Family Services, Behavioral Health Services, Rehabilitation, Recovery and Day Services, Residential Services, Substance Abuse Services, Vocational Services.

FINANCING SUMMARY

Bonds:	Tax-exempt 501(c)(3) Bonds fully amortizing over 10 years
Obligor:	Bridgeway Foundation
Collateral:	General obligation pledge of the Borrower First Mortgage on Bridgeway's financed properties
Credit Rating:	BBB rating anticipated

PROJECT SUMMARY

Proceeds of the financing will be used to refinance the following projects:

Facility	Purpose	Project Cost
2705 Persimmon Pekin, IL	Group Home	$200,000
809 Audubon Pekin, IL	Group Home	$180,000
2077 Edgewater Pekin, IL	Facility Purchase / Renovate	$550,000
2079 Edgewater Pekin, IL	Facility New Construction	$630,000
Hwy 164 Oquawka, IL	Facility Purchase / Renovate	$182,000
Total Project Costs		$1,742,000

Currently, Bridgeway has two group homes that they wish to refinance in the pool, in order to achieve a lower interest rate and thus additional debt service payment savings. In addition, Bridgeway has purchased adjacent properties at 2077 & 2079 Edgewater in Pekin that they wish to refinance. The 2077 Edgewater property is currently used for 20% of administration and 80% for workshop purposes. The renovated entities will be used as 100% for administration purposes at the 2079 Edgewater facility and 100% workshop at the 2077 property. Finally, Bridgeway wishes to refinance the purchase of the Oquawka sight that provides additional workshop facility for its clients.

Bridgeway Foundation will report the facilities and the associated debt on their balance sheet as well as be responsible debt service payments (and coverage). It should be noted that Bridgeway, Inc. receives interceptable state revenues (in the form of grants and contractual fees) and will utilize these revenues to make facility rent payments to Bridgeway Foundation. Thus, the combined entities are ultimately responsible for the financed facilities and the associated debt.

Bridegway is one of two participants in a $5.210 million pooled financing, sponsored by the Illinois Association of Rehabilitation Facilities (IARF). IARF serves as a pool coordinator, by bringing two or more Illinois rehabilitation facilities borrowing needs together in order to benefit from economies of scale of issuance costs, as well as to achieve a rated bond issue ("BBB"), which would not otherwise be achieved, if issued autonomously. Although this is the first time the IFA has been used as a conduit for this type of pool, the IDFA had a long-standing relationship with IARF and had been the conduit issuer for these pools for many years.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Bridgeway, Inc., 900 South Deer Road, Macomb, IL 61455
Project name:	Bridgeway, Inc.
Location:	South Deer Road, Macomb, IL 61455
Organization:	Illinois 501(c)(3) organization
Board Membership:	

Name	Board Position
James E. Gray	Chairman

PROFESSIONAL & FINANCIAL

Sponsor / Administrator:	Illinois Assoc. of Rehabilitation Facilities (IARF)	Bridget Ganey	Springfield, IL
Issuer Counsel:	Law Office of Kevin Cahill	Kevin Cahill	Chicago, IL
Bond Counsel:	Pugh Jones & Johnson, PC	Scott Bremer	Chicago, IL
Participant's Counsel:			
Underwriters:	Municipal Capital Markets Group	Kendal Cornwall	Dallas, TX
Underwriters Counsel:	Glast Phillips & Murray	John Stasney	Dallas, TX
Trustee:	Marine Bank George Laubner	Springfield, IL	
Trustee's Counsel:	Hart, Southfield, & Witsman	Samuel J. Witsman, Esq	Springfield, IL

LEGISLATIVE DISTRICTS

Congressional:	Lane Evans 17th
State Senate:	John M. Sullivan 47th
State House:	Richard P. Myers 94th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Occupational Development Center**

STATISTICS

Project Number:	N-NP-TE-CD-6237	Amount:	$3,400,000 (not-to-exceed amount)
Type:	501(c)(3) Bonds	IFA Staff:	Steve Trout
Location:	Normal, IL		

BOARD ACTION

Preliminary Bond Resolution as a participant in a $5.210 million pooled financing

Conduit Tax-Exempt 501(c)(3) Revenue Bonds	Staff recommends approval
No extraordinary conditions	No IFA funds at risk

PURPOSE

To finance the purchase and renovation of a 76,000 square-foot facility and to pay costs of issuance.

IFA CONTRIBUTION

IFA issuance will convey federal income tax-exempt status on interest earned on the Bonds.

VOTING RECORD

None. This is the first time this project has been presented to the IFA Board.

ESTIMATED SOURCES AND USES OF FUNDS (subject to change)

Sources:	IFA Bonds	$3,265,000	**Uses:**	Project Costs	$2,915,000
				Debt Service Reserve	253,000
				Costs of Issue	97,000
	Total	$3,265,000		**Total**	$3,265,000

JOBS

Current employment:	59	Projected new jobs:	11
Jobs retained:	NA	Construction jobs:	10

BUSINESS SUMMARY

Description: The Occupational Development Center (ODC) is an Illinois 501(c)(3) corporation that was established in 1965. ODC provides comprehensive services for individuals with disabilities to help them live and work independently in the community. Their training services, janitorial services, and placement services offer 14 unique programs that all work towards community employment. ODC customizes its services to meet each person's individual needs, regardless of ability.

History: The ODC has provided employment and training for individuals with disabilities or vocational barriers since it was incorporated as a non-profit sheltered workshop in 1965. Originally known as McLean County Workshop, the operation became a United Way agency in 1965 and by 1967 had a board of directors and two staff members in place. At that time, the agency had approximately 3,500 square feet of operating space in a building at 223 Douglas St. in Bloomington.

Original customers included: The Admiral Corp. (Maycor); Bloomington Offset Printing; Bloomington Public Schools; Eureka-Williams; General Telephone Co.; Illinois State University and State Farm Insurance. In 1969 the board of directors changed the name to The Occupational Development Center and the operation moved to 300 S. Center St., Bloomington.

Steady growth necessitated another move in 1976 – this time to the former U.S. Post Office building at 400 N. East St., Bloomington. The ODC Auxiliary was formed in 1977, and in 1978, the organization opened the ODC Thrift Shop. With the help of volunteers, the shop offered donated items for sale to help fund ODC programs and services. The shop closed in 2001, but the Auxiliary continues to aid the agency in other ways.

ODC moved to 2016 Warehouse Road in Normal in 1988. Increased operating space led to rapid growth, a greater variety of business services and additional employment opportunities.

ODC moved to new quarters in remodeled space in the former Eureka-Williams building 1201 E. Bell St in Bloomington in August 2000. The location alloOwed ODC to offer consumers and business clients improved levels of service and programs.

FINANCING SUMMARY

Bonds:	Tax-exempt 501(c)(3) Bonds fully amortizing over 10 years
Obligor:	Occupational Development Center
Security / Collateral:	General obligation pledge of the Borrower. Shared 1st of the financed facility, pro-rata with Illinois Finance Fund.
Credit Rating:	BBB rating anticipated

PROJECT SUMMARY

Proceeds of the financing will be used towards the purchase of real property that was once part of an outdoor outlet mall. The property is approximately 49,000 square feet and will have a multi-purpose use. ODC intends to utilize 15% of the space for administrative purposes, 70% for a workshop area, and 15% for day training.

The workshop area will allow ODC clients additional space to participate in recreational activities and to work on projects that are a result of contractual relationships with Hallmark and Mitsubishi. Also, the space will be utilized to train clients on basic living skills that are needed for day-to-day activities. Skills taught may include: loading a dishwasher, setting a table, paying bills, making a bed, etc. Currently, ODC has more client referrals than can be accommodated for its Day Training Program. This expansion will allow ODC to serve some of the clients now waiting for services.

The ODC is one of two participants in a $5.210 million pooled financing, sponsored by the Illinois Association of Rehabilitation Facilities (IARF). IARF serves as a pool coordinator, by bringing two or more Illinois rehabilitation facilities borrowing needs together in order to benefit from economies of scale of issuance costs, as well as to achieve a rated bond issue ("BBB"), which would not otherwise be achieved, if issued autonomously. Although this is the first time the IFA has been used as a conduit for this type of pool, the IDFA had a long-standing relationship with IARF and had been the conduit issuer for these pools for many years.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Occupational Development Center, 1201 East Bell St., Bloomington, IL 61701
Project name:	Occupational Development Center
Location:	1201 East Bell St., Bloomington, IL 61701
Organization:	Illinois 501(c)(3) organization
Board Membership:	

Name	Board Position
Mark Clauss	Chairman
Jeff Bakken	Vice-Chair
Gene Cronkright	
Jeff Hartweg	
Bill Hertter	
Linda Jones	
Pat Kuebrich	
Robert Nickrent	
Jason Potts	
Don Shippy	Secretary / Treasurer
Brenda Simpkins	
Paul Trumbull	

PROFESSIONAL & FINANCIAL

Sponsor / Administrator:	Illinois Assoc. of Rehabilitation Facilities (IARF)	Bridget Ganey	Springfield, IL
Issuer Counsel:	Law Office of Kevin Cahill	Kevin Cahill	Chicago, IL
Bond Counsel:	Pugh Jones & Johnson, PC	Scott Bremer	Chicago, IL
Participant's Counsel:			
Underwriters:	Municipal Capital Markets Group	Kendal Cornwall	Dallas, TX
Underwriters Counsel:	Glast Phillips & Murray	John Stasney	Dallas, TX
Trustee:	Marine Bank George Laubner	Springfield, IL	
Trustee's Counsel:	Hart, Southfield, & Witsman	Samuel J. Witsman	Springfield, IL

LEGISLATIVE DISTRICTS

Congressional:	15th Timothy V. Johnson
State Senate:	44th Bill Brady
State House:	88th Dan Brady

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY

Project: The Center: Resources for Teaching and Learning

STATISTICS

Deal Number:	N-NP-TE-CD-6210	Amount:	$1,900,000
Type:	Not-For-Profit Bonds	IFA Staff:	Sharnell Curtis Martin
Location:	Arlington Heights	SIC Code:	8299

BOARD ACTION

Preliminary Bond Resolution	Staff recommends approval
Conduit Qualified 501(c)(3) Revenue Bonds	No extraordinary conditions
No IFA funds at risk	

PURPOSE

Bond proceeds will be used to finance acquisition and renovation of a building and to pay certain bond issuance costs.

IFA CONTRIBUTION

IFA will convey tax-exempt status on the subject bonds.

VOTING RECORD

Preliminary Bond Resolution, no previous voting record.

SOURCES AND USES OF FUNDS

Sources:	IFA Bond	$1,900,000	Uses:	Total Project Costs	$2,060,000
	Equity	185,000		Bond Issuance Costs	25,000
	Total Sources	$2,085,000		Total Uses	$2,085,000

JOBS

Current employment:	187	Projected new jobs:	9
Jobs retained:	N/A	Construction jobs:	15

BUSINESS SUMMARY

Background: The Center: Resources for Teaching and Learning (The "Center" or the "Applicant") is an Illinois 501(c)(3) not-for-profit corporation formed in 1972 as a cooperative formed between school districts and was incorporated as a 501(c)(3) in October 1998.

Description: The Center is a service organization comprised of the following projects: The Illinois Resource Center, The Adult Learning Resource Center, Workplace Education, the Center for Teaching and Learning and Early Childhood Developmental Enrichment Center. Together they form the only organization in the Chicago land area that has expertise in the instruction of language to minority students (including ESL), bilingual and cross cultural education; comprehensive early childhood staff development; special needs children from birth to five years; childhood developmental enrichment; professional development and instructional resources for adult and family educators; the design, implementation and maintenance of basic workplace skills programs; and use of computers, educational and productivity software, the Internet and other technology resources.

In 2005, the Center served 12,000 participants in more than 500 classes and workshops.

Remarks: The Applicant has been leasing space in its current location in Des Plaines, Illinois since 1998. The present facility's owner had informed the organization of the need to utilize the space the Center presently occupies. After exploring other leasing options, the organization determined they would acquire their new facility. The new facility will serve as the Center's new headquarters and the majority of the operations including administration and training will be conducted at the new Arlington Heights location.

FINANCING SUMMARY

Security:	The Bonds will be purchased by Bridgeview Bank and held until maturity as an investment
Structure:	Private Placement with a fixed rate to be determined
Maturity:	10 year term with a 25-year amortization
Bank Collateral:	First mortgage on subject real estate.
Credit Rating:	Not Applicable

PROJECT SUMMARY

Bond proceeds will be used to finance the acquisition of a 10,500 square foot building located at 2626 S. Clearbrook in Arlington Heights (Cook County). Project costs are estimated as follows:

Building	$1,400,000
Rehabilitation	500,000
Contingency	105,000
Total Project Costs	$2,005,000

ECONOMIC DISCLOSURE STATEMENT

Applicant: The Center: Resources for Teaching and Learning
1855 S. Mt. Prospect Road
DesPlaines, IL 60018 (Cook County)
Project name: The Center: Resources for Teaching and Learning New Facility
Location: 2626 S. Clearbrook Drive
Arlington Heights, IL 60005 (Cook County)

Organization:	Not-For-Profit Corporation
State:	Illinois
Board of Directors:	Dr. Kenneth Cull, President
	Susan Shepard, Secretary/Treasurer
	Abel Friedman, Vice President
	Dr. William Kritzmire
Land Sellers:	Jasbir & Tajinder Jutla

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	To Be Determined		
Accountant:	Desmond & Ahern	Chicago	Hugh Ahern
Bond Counsel:	To Be Determined		
Bond Purchaser:	Bridgeview Bank	Bridgeview	Bill Iacula
Bank's Counsel:	To Be Determined		
Issuer's Counsel:	Ice Miller	Chicago	Tom Smith

LEGISLATIVE DISTRICTS

Congressional:	6 – Henry J. Hyde
State Senate:	33 – Chery Axley
State House:	66 – Carolyn H. Krause

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY

Project: **SOS Children's Village Illinois, Inc.**

STATISTICS

Deal Number:	N-NP-TE-CD-6211	Amount:	$11,000,000 (not-to-exceed amount)
Type:	Not-For-Profit Bonds	IFA Staff:	Sharnell Curtis Martin
Location:	Chicago	SIC Code:	8322 and 8361 (Children's Social Services and Children's Residential Services)

BOARD ACTION

Preliminary Bond Resolution
Conduit Qualified 501(c)(3) Revenue Bonds
No IFA funds at risk

Staff recommends approval
No extraordinary conditions

PURPOSE

Bond proceeds will be used to finance the acquisition of land, construction and renovation, acquisition of machinery and equipment, professional expenses and to pay certain bond issuance costs

IFA CONTRIBUTION

IFA will convey tax-exempt status on the subject bonds.

VOTING RECORD

IFA will convey tax-exempt status on the subject bonds.

SOURCES AND USES OF FUNDS

Sources:	IFA Bond	$10,500,000	Uses:	Project Costs	$10,230,000
				Bond Issuance Costs	270,000
	Total Sources	$10,500,000		Total Uses	$10,500,000

JOBS

Current employment:	22	Projected new jobs:	46
Jobs retained:	N/A	Construction jobs:	125

BUSINESS SUMMARY

Background:	SOS Children's Village Illinois, Inc. ("SOS" or the "Applicant") is an Illinois not-for-profit corporation established in 1988. The organization's management includes Tim McCormick, Chief Executive Officer and Dina Tsourdinis, Chief Financial Officer.
Description:	The organization is a child welfare agency that builds villages for abandoned children and those removed from abusive homes. Part of the agency's mission is also to reunite siblings in a desirable foster parent home that provides care, stability and structure. Program services include: Day Care, Foster Care, Independent Living, and Teen Parenting.
Remarks:	The new facility to be located at or near 7557 S. Parnell in Chicago will serve as a community and children learning center that provides Day Care for more than 70 SOS children, Job and Life Skills training. In addition to the construction of the new community center, renovations will be made to SOS's corporate headquarters located at 223 W. Jackson in Chicago as well at SOS's various residential group homes across the City of Chicago.

FINANCING SUMMARY

Security:	The Bonds are expected to be secured by a Direct Pay Letter of Credit by a bank to be determined.
Structure:	To Be Determined
Maturity:	25 Years
Bank Collateral:	First mortgage on the subject real estate and first lien on furnishings and equipment financed.
Credit Rating:	The credit rating for this transaction will reflect that of the Letter of Credit provider to be determined.

PROJECT SUMMARY

Bond proceeds will be used to finance the acquisition of land and construction of a building located at or near 7557 S. Parnell in Chicago, Illinois (Cook County), finance renovations at 223 W. Jackson Blvd in Chicago, Illinois (Cook County) and other locations to be identified, finance acquisition of furnishings and equipment for use therein and to pay certain bond issuance costs. Project costs are estimated as follows:

Construction/Renovations	$8,480,000
Machinery and Equipment	1,355,000
Contingency	295,000
Land	100,000
Total Project Costs	$10,230,000

ECONOMIC DISCLOSURE STATEMENT

Applicant:	SOS Children's Village Illinois, Inc. 223 W. Jackson Boulevard Chicago, IL 60606
Project name:	SOS Children's Villages New Facility
Location:	7557 S. Parnell Chicago, Illinois (Cook County) 223 W. Jackson Blvd. Chicago, Illinois (Cook County
Organization:	501(c)(3) Corporation

State:	Illinois		
Board of Directors:	Terry Athas	Sarah Beardsley Tetzlaff	Linda Celesia
	Gregory Coler	Charlcye Hawk	David L. Hoffman
	Laurie Holmes	Lynn Kiley	Rev. Cletus Kiley
	Maureen McKeough	Sheila O'Grady	Curtis W. Pitney
	Scott Sillers	Joseph Skender	Ted Weldon
	Collins Whitfield	Davie Williams	
Land Sellers:	K & H Land Development, LLC		

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Gardner Carton and Douglas	Chicago	Lori Holmes
Accountant:	Clifton Gunderson, LLP	Oak Brook	
Bond Counsel:	McGuire Woods	Chicago	Paul Durbin
LOC Bank:	To Be Determined		
Underwriter:	Mesirow Financial, Inc.	Chicago	Bill Carney
Underwriter's Counsel:	To Be Determined		
Issuer's Counsel:	Chapman and Culter	Chicago	Chuck Jarik
Trustee:	To Be Determined		

LEGISLATIVE DISTRICTS

Congressional:	1 -- Bobby L. Rush
State Senate:	16 – Jacqueline Collins
State House:	31 – Mary Flowers

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: St. Ignatius College Prep

STATISTICS

Project Number:	E-NP-TE-CD-6214	Amount:	$17,000,000 (not-to-exceed amount)
Type:	501(c)(3) Revenue Bonds	FM:	Rich Frampton
Location:	Chicago		

BOARD ACTION

Preliminary Bond Resolution
Conduit 501(c)(3) Revenue Bonds
No IFA funds at risk

Staff recommends approval
No extraordinary conditions

PURPOSE

Land and building acquisition to expand athletic facilities, and various building and facility renovations at St. Ignatius' campus.

IFA CONTRIBUTION

IFA will be conveying federal tax-exempt status on interest payments to bondholders.

VOTING RECORD

This is the first time this project has been presented to the IFA Board of Directors.

ESTIMATED SOURCES AND USES OF FUNDS

Sources:	IFA Bonds	$16,000,000	Uses:	Project costs	$15,680,000
				Issuance costs	320,000
	Total	**$16,000,000**		**Total**	**$16,000,000**

See financial summary section. If necessary, St. Ignatius will draw down existing cash balances, to provide additional equity as required by the prospective LOC Bank.

JOBS (preliminary estimate, subject to change)

Current employment:	145	Projected new jobs:	1-2
Jobs retained:	Not applicable	Construction jobs:	20 (6 months)

BUSINESS SUMMARY

Background: St. Ignatius College Prep ("St. Ignatius") was established in 1869 and is an Illinois not for profit corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. St. Ignatius is governed by a 25 member Board of Trustees comprised of Jesuits and laymen.

Description: St. Ignatius was founded in 1869 and is the oldest school in the center of Chicago. The school is on the National Register of Historic Places and is one of 5 structures to have survived the Great Chicago Fire.

St. Ignatius was founded in 1869 and is a private, four-year college preparatory secondary school comprising grades 9-12. St. Ignatius' campus is located approximately one mile southwest of the Chicago Loop, near the NW corner of Roosevelt Rd. and Morgan St., and has been in the same location since its founding. St. Ignatius is the oldest school in central Chicago.

The Jesuits founded St. Ignatius to educate the children of Irish and German immigrants in Chicago. Although St. Ignatius' student profile was primarily Catholic for many years, the School encourages students of all religious backgrounds to apply and accepts students of any race, color, religion, creed, or national origin.

By remaining in the inner city, St. Ignatius continues to attract children of immigrants – many of these students are the first generation of their family to pursue a college education. St. Ignatius extends financial aid to accommodate students with financial need.

St. Ignatius has a diverse co-educational body of 1,350 students and 145 faculty and staff. St. Ignatius' student body is comprised of students from more than 200 grade schools and is made up of approximately 50% boys and 50% girls. St. Ignatius students consistently post among the region's highest scores on standardized college admissions tests. Nearly 100% of St. Ignatius' students go on to college.

St. Ignatius is accredited by the North Central Association of Colleges and Secondary Schools.

IFA (IDFA) has issued two prior bond issues in 1994 ($12 million) and 2002 ($8 million) to finance prior capital projects. IFA (IDFA) issued $12 million of bonds in May 1994 to finance the acquisition of several parcels near St. Ignatius and to complete a major renovation and construction project on the campus. IFA (IDFA) also issued $8 million of bonds in June 2002 which financed various renovations, improvements, and additions, including an Arts and Science Center, and the acquisition of adjacent land for use as athletic facilities. All payments on St. Ignatius' Series 1994 and Series 2002 Bonds have been made as scheduled as of 10/1/2006.

The proposed project will involve the purchase of the Duncan Family YMCA located at 1001 W. Roosevelt Road (i.e., SW corner of Roosevelt Rd. and Morgan St.) from the YMCA of Metropolitan Chicago. Ultimately, St. Ignatius plans to replace the current YMCA building and redevelop the surrounding property to enhance the School's athletic facilities. Management of St. Ignatius believes that this expansion of its athletic and educational facilities in will help maintain its competitive position for select students. St. Ignatius also plans to allow community groups and members/alumni to use the facilities following acquisition.

FINANCING SUMMARY

Bondholder Security:	The Bonds will be secured by a Direct-Pay Letter of Credit. St. Ignatius is currently negotiating with Charter One, Chase Bank, Fifth Third Bank, Harris Trust and Savings Bank, LaSalle National Bank, and The Northern Trust Company.
LOC Bank Collateral:	The Bonds will be a direct, full recourse, general obligation of St Ignatius College Prep that will be further secured by a mortgage on the real property and improvements, and a pledge of equipment financed with Bond proceeds.
Structure:	7-day variable rate demand bonds. The most recent effective average weekly rate Fixed Rate Tax-Exempt Bonds was 4.20% as of 11/1/2006, inclusive of anticipated LOC and other ongoing financing fees.
Maturity:	30 years (interest only with sinking fund)

PROJECT SUMMARY

Bond proceeds will be loaned to St. Ignatius (1) to finance and reimburse the cost of (a) the acquisition, renovation, and improvement of land and an existing athletic building and related facilities located at 1001 W. Roosevelt Road, Chicago, IL 60608, (b) the construction, renovation, and remodeling of various facilities located at 1076 West Roosevelt Road and 1019 S. May, Chicago, Illinois, 60608, (2) to pay capitalized interest on the Bonds, and (3) to pay certain bond issuance costs. Collectively, these capital expenditures will comprise the "Project".

Preliminary estimated project costs are as follows:

Acquisition of Duncan YMCA:	$11,700,000
Renovations:	
Atrium in Arts & Sciences Bldg.	750,000
Theatre Expansion	1,000,000
West Campus Site Work	500,000
May Street Park	400,000
Ground Floor – 1869 Building	650,000
Air Handling Units	150,000
Security Systems	100,000
1019 S. May renovation	430,000
Total	**$15,680,000**

ECONOMIC DISCLOSURE STATEMENT

Applicant:	St. Ignatius College Prep (Contract Greg Gleason, Vice President of Finance (312) 432-8310 1076 West Roosevelt Road, Chicago, Illinois 60608-1594)
Project name:	IFA Series 2006 Bonds, St. Ignatius College Prep Project
Locations:	1076 W. Roosevelt Road, Chicago, Illinois 60608-1594, 1001 W. Roosevelt Road, Chicago, Illinois 60608, and 1019 S. May St., Chicago, IL 60608.
Board of Trustees:	For list of St. Ignatius College Prep's 2006-2007 Board of Trustees – see p. 6.
Seller of R/E:	YMCA of Metropolitan Chicago 801 North Dearborn Chicago, IL (312) 932-1200 (For list of YMCA's Board of Managers and Board of Trustees – see pp. 7-8)

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	To be determined		
Accountant:	RSM McGladrey	Chicago, IL	
Bond Counsel:	Perkins Coie	Chicago, IL	Bill Corbin
Underwriter:	William Blair & Company LLC	Chicago, IL	Tom Lanctot
Underwriter's Counsel:	Ungaretti & Harris	Chicago, IL	Ray Fricke
LOC Bank:	Charter One, Chase Bank, Fifth Third Bank, Harris Trust & Savings Bank, LaSalle National Bank, or the Northern Trust Company		
LOC Bank Counsel:	To be determined		
Trustee:	To be determined		
Rating Agency	To be determined		
Architect:	Solomon Cordwel Buenz	Chicago, IL	
General Contractor:	To be determined		
IFA Counsel:	Pugh Jones Johnson & Quandt, P.C.	Chicago, IL	Kim Barker Lee

LEGISLATIVE DISTRICTS

Congressional:	7	Danny K. Davis
State Senate:	5	Rickey R. Hendon
State House:	9	Arthur L. Turner

2006-2007 St. Ignatius College Prep Board of Trustees

Disclosure on Seller of Real Estate:

YMCA of Metropolitan Chicago -- Board of Managers

William E. Bennett, Chairman
A. Steven Crown, Vice Chairman
General Partner
Henry Crown and Company
David W. Fox, Jr., Vice Chairman
Managing Director
JPMorgan Chase & Co.
Linda H. Heagy, Vice Chairman
Regional Managing Partner
Heidrick & Struggles
John E. Neal, Vice Chairman
William A. Osborn, Vice Chairman
Chairman and CEO
Northern Trust Corporation
Donald J. Gralen, Recording Secretary
Retired Partner
Sidley Austin Brown & Wood
Paul L. Snyder, Treasurer
Midwest Area Managing Partner
KPMG

Bruce Baker
Baker & McKenzie LLP
Charles Henry Beck, Jr. (Chip)
Mentor Financial
Thomas M. Begel
President, CEO and Chairman
TMB Industries, Inc.
William E. Bennett
David C. Blowers
President
Personal Financial Services, Illinois
The Northern Trust Co.
Kevin Buggy
Rock Capital Markets
Christopher T. Carley
Chairman
The Fordham Development Company
Arthur W. Catrambone
President
Coldwell Banker Stratford Place
Henry T. Chandler
Allen J. Cizner
Stephen S. Cole
President & CEO
YMCA of Metropolitan Chicago
A. Steven Crown
General Partner
Henry Crown and Company

Thomas M. Goldstein
Chairman, President & CEO of
ABN AMRO Mortgage Group, Inc.
LaSalle Bank Corporation
Scott Gordon
Chief Executive Officer
Rosenthal Collins Group
Donald J. Gralen
Retired Partner
Sidley Austin LLP
Donald C. Grenesko
Senior Vice President
Finance & Administration
Tribune Co.
Richard A. Hanson
Principal
Mesa Development, LLC
Linda H. Heagy
Managing Partner, Talent
Management
Heidrick & Struggles
Saul Hernandez
President, Xavier Development
Bruce A. Heyman
Managing Director
Goldman, Sachs & Co.
Roger P. Hickey
President

Peter McNitt
Vice Chair of Harris Bankcorp and
Head of Business Banking
Harris Bank
William C. Mitchell
Retired Chair/CEO
Lake Shore Bancorp, Inc.
John M. Moysey
Principal
V3 Realty Company
Michael A. Murray
President
Recycled Paper Greetings, Inc.
John E. Neal
Gregory A. Nickele
President and CEO
The Martin-Brower Company, LLC
William A. Osborn
Chairman and CEO
Northern Trust Corporation
S. James Perlow
President
Perlow Steel Corp.
Joseph R. Ponteri
Managing Director
TMB Industries, Inc.
Bruce V. Rauner
Chairman

YMCA of Metropolitan Chicago -- Board of Trustees

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Village of Big Rock**

STATISTICS

Number:	L-GP-6230	Amount:	$95,000 (not to exceed)
Type:	Local Government Direct Loan		
IFA Staff:	Eric Watson	Location:	Village of Big Rock

BOARD ACTION

Final Resolution
Local Government Direct Loan
Staff recommends approval

No extraordinary conditions
IFA funds at risk

PURPOSE

To finance the repair and resurfacing of Village roads.

IFA CONTRIBUTION

The IFA will provide a direct loan to the Village at a competitive rate (5%) from prior IRBB funds designated for Illinois Municipalities.

VOTING RECORD

This is the first time that this project has been presented for Board consideration.

SOURCES AND USES OF FUNDS

Sources:	IFA Direct Loan	$95,000	Uses:	Project Costs	90,000
				Local Bond Counsel	3,000
				Rounding	2,000
	Total	$95,000		Total	$95,000

JOBS

Current employment:	N/A	Projected new jobs:	0
Jobs retained:	N/A	Construction jobs:	18

BUSINESS SUMMARY

Background / Project Summary: The Village of Big Rock, located in Kane County, was incorporated in 2001. The Village has a population of more than 600 people, with the anticipation of growing over the next couple of years. The Village proposes to borrow no more than $95,000 via an IFA direct loan for the repair and resurfacing of Village roads. The Village will repair and restore road shoulders and reconstruct driveway aprons to meet new street elevations. The road is a major north / south collector in Big Rock. Children use the road to get to and from school. The Village believes road improvements are greatly needed for community safety and well-being.

FINANCING SUMMARY

The Loan:	Big Rock will borrow funds directly from the IFA on or before January 1, 2007 for the purpose of repairing and resurfacing Village roads. IFA's direct loan rate will be 5%.
Security/Coll.	The loan payments will be payable from Motor Fuel Taxes. Big Rock will pass an ordinance dedicating these revenues to meet annual debt service payments. In the event that there are not adequate funds, Village will pledge its interceptable state revenues (Sales Tax, State Replacement Tax and Motor Fuel Tax) to pay debt service on the loan.
Structure:	Principal is expected to be due on June 1, beginning in 2007 with a final maturity in 2016. Interest will be fixed rate and payable each June 1 and December 1, beginning June 1, 2007.
Maturity:	10 years

PROJECT SUMMARY

Big Rock will use the proceeds of the direct loan (i) pay for the repair and resurfacing of Village roads and the costs associated with the issuance.

Project costs are estimated not to exceed $95,000

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Village of Big Rock
Project names:	Village of Big Rock
Location:	P.O. Box 128, Big Rock, IL 60511
Organization:	Illinois Municipality
Administrator:	Richard Saks

PROFESSIONAL & FINANCIAL

Local Bond Counsel:	Chapman and Cutler LLP	Chicago, IL	Chuck Jarik

LEGISLATIVE DISTRICTS

Congressional:	J. Dennis Hastert	14th
State Senate:	Dan Cronin	21st
State House:	Rosemary Mulligan	65th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **700 Hickory Hills Drive, LLC for its Affiliate Lessee Precision Resource, Inc.**

STATISTICS

Project Number:	I-ID-TE-CD-6215	Amount:	$9,540,000
Type:	IRB	FM:	Townsend Albright
Location:	Vernon Hills	SIC Code:	3469 (Metal stampings)

BOARD ACTION

Preliminary Bond Resolution	Conduit Industrial Revenue Bonds
No IFA funds at risk	Staff recommends approval
Extraordinary conditions: None	

PURPOSE

Proceeds will be used to (i) purchase land, (ii) renovate and construct an addition to the existing manufacturing facility, and (iii) fund legal and professional issuance costs.

IFA PROGRAM AND CONTRIBUTION

The Authority's Industrial Revenue Bond Program provides low interest rate financing for qualifying industrial projects. IFA's issuance of Industrial Revenue Bonds will exempt income earned on the Bonds from federal income tax and thereby enable the Borrower to obtain a lower interest rate on this debt. The Authority will contribute $9,540,000 of Volume Cap, a prerequisite to issue the Bonds.

VOLUME CAP

IFA to provide $9,540,000 of IFA Volume Cap, and convey tax-exemption on the Industrial Revenue Bonds. Because of the existing $10 million Capital Expenditure requirement, this financing will not close until calendar year 2007, when the new $20 million Capital Expenditure Limitation becomes effective.

VOTING RECORD

Preliminary Bond Resolution - No prior vote

SOURCES AND USES OF FUNDS

Source:	IFA Bonds	$9,540,000	Uses:	Project Costs	$9,365,000
				Legal and professional costs	175,000
Total		$9,540,000	Total		$9,540,000

JOBS

Current employment:	95 (Tenant)	Projected new jobs:	21 (Tenant)
Jobs retained:	N/A	Construction jobs:	140 (10 months)

BUSINESS SUMMARY

Background: 700 Hickory Hills Drive, LLC (the "Applicant") is a newly established (September 15, 2006) real estate holding entity. The Applicant is a Connecticut Limited Liability Corporation. The Applicant will acquire the land and build out the property to be leased to, and used by the Illinois division of an affiliated company, Precision Resource, Inc. ("Precision"). Precision, is a Connecticut C Corporation, was founded in 1953, and has approximately 900 employees. Annual sales of its Illinois division approximate $20 million, with 95 employees. The Applicant and its affiliate, Precision, are owned in totality by JCP Holdings Company, LLC, ("JCP"), a Connecticut Limited Liability Corporation. Peter Wolcott is the 100.0% shareholder of JCP and its affiliates.

Precision is a global leader in fineblanking technology serving local, national, and international markets for more than 50 years. Fineblanking is a metal forming process that combines the technologies of stamping and cold extrusion to produce high volumes of consistent, close tolerance component parts that would otherwise require more expensive, value-added operations to produce. Markets served include automotive, construction/off highway, general industry machinery, cutlery, hand tools, and farm and garden.

The Tenant, Precision, Illinois Division, is primarily a tier 2/tier 3 metal parts supplier to the automotive community. Raw material used is typically low carbon steel, stainless steel, and aluminum in coil form. Metal is fed into fineblanking presses ranging from 50 tons to 100 tons of pressure. Major customers include International Truck and Engine Corp., Honeywell, Robert Bosch Corporation, Borg Warner Automotive, Indiana Mills & Manufacturing Company, and Caterpillar.

Description: Proceeds of the proposed financing will be used to purchase approximately 5.5 acres of land and an existing 30,000 sq. ft. building in Vernon Hills, Cook County, Illinois. Proceeds of the proposed financing will also pay for building renovation, an approximately 77,500 sq. ft. addition, and legal and professional issuance costs.

Remarks: The state of the art facility will keep Precision on its projected growth path and help it maintain its competitive edge in a highly innovative and competitive industry. Tax-exempt financing will lower the cost of capital for the Applicant.

FINANCING SUMMARY

Collateral:	Direct pay Letter of Credit from Bank of America, Stamford, CT.
Structure:	To be determined.
Collateral:	First Mortgage on the property, and corporate guarantee of Precision Resource, Inc.
Rating:	If rated, the Bonds would be rated based on the rating on the Letter of Credit. A decision to seek a rating will be made prior to presenting the Project for final approval in 2007.
Maturity:	25 years

PROJECT SUMMARY

Proceeds will be used to (i) purchase approximately 5.503 acres of land located at 700 Hickory Hill Drive, Vernon Hills, Cook County, Illinois, (ii) renovate and construct an approximately 77,500 sq. ft. addition to the existing building, and (iii) fund legal and professional costs.

Project Costs:	Land	$1,896,000
	Building	2,454,000
	Construction/Renovation	4,809,000
	Arch/ Eng	206,000
Total		$9,365,000

ECONOMIC DISCLOSURE STATEMENT

Applicant/Contacts:	**700 Hickory Hills Drive, LLC**
Project Name:	Precision Resource, Inc. New Facility
Project Location:	700 Hickory Hill Drive, Vernon Hills, Cook County, IL 60061-3104
Land Owner:	700 Hickory Hills Drive, LLC
Shareholder Ownership:	Peter Wolcott 100.0%

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	In house	Shelton, CT	Joseph R. Tristine
Accountant:	UHY	New Haven, CT	Barry Fischman, CPA
Bond Counsel:	Chapman and Cutler, LLP.	Chicago, IL	Andrea Bacon
Underwriter/ Placement Agent:	Bank of America Securities, LLC	New York, NY	
Counsel to Bank:	TBD		
Trustee:	TBD		
Issuer's Counsel:	Katten, Muchin, Zavis, Rosenman	Chicago, IL	Mark Laughman

LEGISLATIVE DISTRICTS

Congressional:	10th	Mark Steven Kirk
State Senate:	30th	Terry Link
State House:	59th	Kathleen A. Ryg

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Magnetic Inspection Laboratory, Inc. and Schiewe Partnership

STATISTICS

Project Number	I-ID-TE-CD-6213	Amount:	$8,100,000 (not-to-exceed amount)
Type:	Industrial Revenue Bonds	FM:	Rich Frampton
Location:	Elk Grove Village		

BOARD ACTION

Preliminary Bond Resolution
Conduit Industrial Revenue Bonds
No extraordinary conditions

Staff recommends approval
No IFA funds at risk

PURPOSE

Construction and equipping of an addition to the Company's existing manufacturing facility in Elk Grove Village.

IFA CONTRIBUTION

The proposed Bonds are expected to require $8,000,000 of 2007 Volume Cap. The Village of Elk Grove will be transferring its entire 2007 Volume Cap allocation (approximately $3.0 million) to the Authority in support of this project (and other prospective manufacturing projects in Elk Grove Village). Because of the existing $10 Million Capital Expenditure, this financing will not close until 2007, when the new $20 Million Capital Expenditure Limit on IRB-financed projects goes into effect.

As a result of the anticipated Elk Grove Village 2007 Volume Cap transfer, the net Volume Cap required from IFA is expected to range between approximately $5.0 million and $6.5 million.

VOTING RECORD

None. This is the first time this project has been presented to the Board.

SOURCES AND USES OF FUNDS

Sources:	IRB	$7,000,000	Uses:	Project Cost	$7,850,000
				Capitalized Interest	500,000
	* Equity	1,500,000		Issuance/Costs	150,000
	Total	**$8,500,000**		**Total**	**$8,500,000**

* See Page 6 for details.

JOBS

Current employment:	84	Projected new jobs:	22 (within 2 years)
Jobs retained:	Not applicable	Construction jobs:	15 (average over 7 months)

BUSINESS SUMMARY

Description: Magnetic Inspection Laboratory, Inc. ("MIL" or the "Borrower") is an Illinois S Corporation. MIL was originally established in 1942 by Mr. Robert L. Schiewe, Sr. The Company is now in its second generation of family ownership – it is currently owned and managed by the founder's two sons, Mr. Robert L. Schiewe, Jr., and Timothy D. Schiewe. MIL will be the obligor on the equipment portion of the subject project.

Schiewe Partnership is an Illinois limited partnership formed in 1989 as a special purpose entity to own and lease the subject property to MIL. The Schiewe Partnership is wholly-owned by Robert L. Schiewe and Timothy Schiewe and their families. Accordingly, Schiewe Partnership will be the obligor on the real estate portion of this financing and will lease the subject facility to MIL.

Background: Magnetic Inspection Laboratory is a manufacturing service company that provides custom metal finishing, welding, and powder coating services to other manufacturers. The proposed project will expand MIL's existing manufacturing facility in Elk Grove Village. The project will involve construction and equipping of a 24,000 SF addition to MIL's existing facility. The proposed expansion will expand MIL's metal finishing lines. The project will enable MIL to meet increased demand for parts fabricated for aerospace, military, and commercial applications.

MIL has been located at its present location in Elk Grove Village since 1989. Since that time, MIL's annual sales have increased approximately six-fold, while employment has grown from approximately 30 to 84. MIL also operates a second, stand-alone 5,000 SF powder coating facility also in Elk Grove Village.

MIL has reached full capacity in its existing facility and must construct this addition to install new process lines in order to satisfy growing customer demand.

MIL specializes in providing the following services:

- Coatings: MIL's coatings include dry film lubricant priming and painting, Teflon coating (for acid resistance) parts, epoxy finishes (electrical insulators), resin coatings, nylon coatings, and powder coatings (aerospace, agricultural, and general commercial uses).

- Metal Finishing Services: etching, cadmium plating, stainless steel picking, brass/copper brightening, chemical milling (for upgrading castings and forgings), electro-polishing (stainless steel), and anodizing. MIL can provide chemical milling for parts that weigh up to 1 ton and can mill to one-thousandth inch tolerances.

- Welding Services: can solder and braze silver and other difficult-to-solder metals. MIL can weld aluminum, steel, titanium, stainless steel, magnesium, bronze, copper, nickel, and other metal alloys.

Additionally, MIL's has received quality supplier approval from the following customers: Allied Signal, AM General (Humvee), BAE Systems, Inc., Beaver Aerospace, Boeing Corp (including aircraft, aerospace, and helicopter divisions), Borg-Warner Corp., Curtiss Wright Flight Systems, Eaton, General Dynamics, General Electric, Goodrich Aerospace (formerly BF Goodrich Tire), Gulfstream, Honeywell, Lockheed, Northrop Grumman, Raytheon, Rolls Royce Aerospace, Textron (Bell Helicopter, Cessna), United Technologies (Hamilton Sundstrand, Pratt & Whitney, Sikorsky Helicopter), and Woodward Governor.

FINANCING SUMMARY

Security: Bonds will be purchased directly and held as a portfolio investment by First Midwest Bank N.A. (Des Plaines, IL) (the "Bank").

Bank Collateral:

- Real Estate: Because Schiewe Partnership will own the subject real estate for lease to MIL, First Midwest Bank will be secured by a first mortgage on the subject facility, a collateral assignment of rents and leases, and the corporate guarantee of Magnetic Inspection Laboratory, Inc. The real estate portion of this financing will be cross collateralized and cross defaulted with all of MIL's bank debt.
- Equipment: The equipment portion of the bond issue will be a direct obligation of MIL. Accordingly, First Midwest Bank will be secured by a blanket first security interest in all machinery and equipment, receivables, and inventory. The proposed bonds will also be cross collateralized and cross defaulted with all other bank debt to MIL and Schiewe Partnership (the obligor/owner of the real estate),

Structure: Bonds will be sold initially with a 10-year initial term (with the bond interest rate to be reset according to market rates after 10 years).

Interest Rate: 5.25% Fixed for initial term 10 years (based on 10 year rate lock).

Amortization: 25 years on the subject real estate; 10 years for the subject equipment

PROJECT SUMMARY

Bond proceeds will be used to finance construction and equipping of a new, approximately 24,000 SF addition to the Company's existing approximately 34,000 SF manufacturing facility located at 1401 Greenleaf Avenue in Elk Grove Village (Cook County), IL 60007-5536. Additionally, bond proceeds will be used to pay capitalized interest, costs of issuance, and other qualified professional fees (and collectively referred to as the "Project").

Estimated project costs are as follows:

Building Construction/Renovation/Development	$ 2,100,000
Equipment	5,650,000
Architectural/Engineering	100,000
Total	**$ 7,850,000**

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Magnetic Inspection Laboratory, Inc. (Contact: Mr. Steve Breitenstein, Controller, 1401 Greenleaf Avenue, Elk Grove Village, IL 60007-5536; Phone: (847) 437-4488)
Web site:	www.milinc.com
Project name:	Magnetic Inspection Laboratory, Series 2007 Expansion
Location:	1401 Greenleaf Avenue, Elk Grove Village, IL 60007-5536
Organization:	Illinois S Corporation
Shareholders:	Robert L Schiewe, Jr., (President), Barrington, IL: 50%
	Timothy D. Schiewe (Vice President), Wayne, IL: 50%

PROFESSIONAL & FINANCIAL

General Counsel:	Maurides & Foley LLC	Chicago, IL	George Maurides
Accountant:	Ulbrich & Company P.C.	Arlington Heights, IL	Norm Ulbrich
Bond Purchaser:	First Midwest Bank N.A.	Des Plaines, IL	Paul Ebert
Bond Counsel:	Wildman Harrold, LLP	Chicago, IL	Jim Snyder
Bank Counsel:	Wildman Harrold, LLP	Chicago, IL	
Architect:	Itasca Construction Associates	Itasca, IL	David Crane
General Contractor:	Itasca Construction Associates	Itasca, IL	David Crane
Appraiser:	Peter Appraisal Group	Chicago, IL	Gary Peterson
Trustee/Fiscal Agent:	Not applicable – Direct Purchase Bonds		
IFA Counsel:	Bell Boyd & Lloyd	Chicago, IL	Pawel Chudzicki

LEGISLATIVE DISTRICTS

Congressional:	6	Henry J. Hyde
State Senate:	33	Cheryl Axley
State House:	66	Carolyn H. Krause

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Stromberg Allen and Company, and its affiliates, successors, and assigns**

STATISTICS

Project Number:	I-ID-CD-TE-6217	Amount:	$10,000,000 (not-to-exceed amount)
Type:	Industrial Revenue Bonds	FM:	Rich Frampton
Location:	Tinley Park		

BOARD ACTION

Preliminary Bond Resolution	Staff recommends approval
Conduit Industrial Revenue Bonds	No IFA funds at risk
No extraordinary conditions	

PURPOSE

Purchase and renovation of an existing, vacant manufacturing facility in Tinley Park that will enable Stromberg Allen and Company to expand, while also retaining its operations in Illinois.

IFA CONTRIBUTION

The proposed Bonds are expected to require up to $8,000,000 of Volume Cap. The Village of Tinley Park will be ceding its entire allocation of 2007 Volume Cap to IFA to support this project (approximately $4.4 million). Accordingly, the net Volume Cap required from IFA is expected to be approximately $3.6 million. Because of the existing $10 Million Capital Expenditure, this financing will not close until 2007, when the new $20 Million Capital Expenditure Limit on IRB financed projects goes into effect.

VOTING RECORD

None. This is the first time this project has been presented to the Board.

SOURCES AND USES OF FUNDS

Sources:	IRB	$8,000,000	Uses:	Project Cost	$8,835,000
	Equity	2,085,000		Issuance/Soft Costs	250,000
	Total	**$10,085,000**		**Total**	**$10,085,000**

Equity for this project will be provided from (1) corporate cash, (2) equity and, ultimately, proceeds from the sale of the current facility, and (3) if necessary, equity from the principals of Stromberg Allen and Company.

JOBS

Current employment:	41	Projected new jobs:	10
Jobs retained: 41 (retention in Illinois)		Construction jobs:	10 (3-5 months)

BUSINESS SUMMARY

Organization: Stromberg Allen and Company (the "Company"), and its affiliates, successors, and assigns (collectively, the "Borrower") was originally founded in Chicago in 1889. The Company was purchased by the Kruchko family and also incorporated as an Illinois corporation in 1959. The Company is owned equally by eight Kruchko family members (see Economic Disclosure Statement section on p. 3).

The principals of Stromberg Allen and Company plan to form a special purpose entity (e.g., Limited Liability Company) to own the subject real estate for lease to the Company. The special purpose entity would be the obligor on the real estate portion of the bond issue. The Company will serve the obligor on the equipment portion of the transaction.

Description: Stromberg Allen and Company is an educational publisher, formed in 1889 in the Printer's Row District of Chicago. The Company's original focus was printing tickets and stationery.

Since that time, Stromberg Allen's has evolved into a specialty printer of supplemental learning materials primarily for grades K-8. These specialty items include: flip charts for reading, math, and science; overhead transparencies; math, reading, and science kits; flash cards; other card sets, laminated books, and spiral bound books.

Stromberg Allen is a supplier for several of the largest educational publishers (proprietary). Stromberg Allen provides full service, in-house, custom design, printing (8-color presses), laminating, die-cutting, and spiral binding services.

The Company's competition is comprised of the educational divisions of large, publicly-held companies. Two of Stromberg Allen's primary competitors include RR Donnelley and Quebecor.

Stromberg Allen has been located at its current 58,000 SF facility in Chicago (3333 W. 47th Street) since 1962. The Company's recent sales growth has led the Company to lease outside warehouse space and to also outsource certain jobs to competitors. By relocating to the proposed facility in Tinley Park, Stromberg Allen will be able to (1) consolidate its operation at a single location, thereby reducing material handling expenses and improving operating efficiencies, (2) eliminate outsourced jobs, which should improve profit margins, (3) expand its operations from 58,000 SF currently to 85,000 SF at the new location, and (4) provide additional land to accommodate future building expansion. The subject facility in Tinley Park was originally constructed in 1993 and is currently vacant.

Stromberg Allen has also been considering alternate sites in Indiana. The Company expects all 41 current employees will transfer to the proposed location in Tinley Park.

FINANCING SUMMARY

Bondholder Security: Bondholders will be secured by a Direct Pay Letter of Credit from a Bank to be determined. (Company is negotiating with Chase Bank, LaSalle Bank, The Northern Trust Company, and Leaders Bank [with a Confirming LOC]).

Structure: Bonds will be sold initially as 7-date variable rate demand bonds. The most current average effective rate on 7-day floaters was 4.70% as of 11/1/2006 (inclusive of LOC and ongoing expenses).

Amortization: 25 years on real estate; 10 years on machinery and equipment

Bank/Bondholder Security: First Mortgage on subject real estate. Blanket first security interest in machinery and equipment and all receivables and inventory. (If the principals of Stromberg Allen and Company establish a special purpose entity to own/lease the subject real estate back to the Company, the Bank will also be secured with a collateral assignment of rents and leases, and a corporate guarantee from the Company. Additionally, all Bank loans to Stromberg Allen and Company and its affiliates would also be cross collateralized and have cross default provisions.)

PROJECT SUMMARY

Bond proceeds will be used to finance the acquisition, renovation, and equipping of an existing, approximately 85,000 SF manufacturing facility located on an approximately 4.83 acre site located at 18504 West Creek Drive, Tinley Park (Will County), Illinois 60477-6242. Additionally, Bond proceeds may also be used to pay capitalized interest, costs of issuance, and other professional fees (collectively, these expenditures comprise the "Project").

Estimated project costs are as follows:

Land and Building Acquisition:	$3,540,000
Renovation/Architectural:	900,000
Equipment	$4,395,000
Total	$8,835,000

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Stromberg Allen and Company, 3333 West 47th Street, Chicago, IL 60632-2940	
Web Site:	www.strombergallen.com	
Contact:	(Mr. William Kruchko, President; Ph. 773-847-7131; Fax: 773-847-6673; e-mail: bill @strombergallen.com)	
Project name:	Stromberg Allen and Company	
Location:	18504 West Creek Drive, Tinley Park (Will County), Illinois 60477-6242	
Organization:	Illinois (S Corporation)	
Shareholders:	8 equal family shareholders:	
	G. William (Bill) Kruchko, President (Hinsdale, IL)	12.5%
	Peter Kruchko, Exec. VP-Sales (Hinsdale, IL)	12.5%
	David Kruchko (LaGrange Highlands, IL)	12.5%
	Steven Kruchko (Western Springs, IL)	12.5%
	Mary Burnstine (Chicago, IL)	12.5%
	Stefanie Kruchko Hanson (Deckerville, MI)	12.5%
	Catherine Kruchko (New York, NY)	12.5%
	Laura Kruchko Rich (Normal, IL)	12.5%

Current Owner of the Subject Property:

CSDV Limited Partnership, a Delaware limited partnership
c/o Mr. Tom Kirby,
CB Richard Ellis Investors
8270 Greensboro Drive, Suite 1000
McLean, VA 22101
1-703-821-6900

General Partner of the Seller:
CSDV-GP, LLC, a Delaware limited liability company:

- The sole member of the General Partner is:
  California State Teachers Retirement System ("CalSTRS"), a public entity
  7919 Folsom Blvd.
  Sacramento, CA 95826
  1-800-228-5453

PROFESSIONAL & FINANCIAL

General Counsel:	Sugar Friedberg Felsenthal LLP	Chicago, IL	Richard Sugar
Accountant:	Plant & Moran, PLLC	Elgin, IL	David Misura
LOC Bank:	Negotiating with Chase Bank, LaSalle National Bank, The Northern Trust Company, and Leaders Bank (with a confirming LOC Bank to be determined)		
Counsel to LOC Bank:	To be determined		
Underwriter:	Negotiating with JPMorgan Securities, ABN AMRO Financial Service, and William Blair & Company, LLC		
Underwriter's Counsel:	To be determined		
Bond Counsel:	To be determined		
Bank Counsel:	To be determined		
Architect:	Forthcoming		
General Contractor:	To be determined		
Trustee/Fiscal Agent:	To be determined		
IFA Counsel:	Tyson Strong Hill, LLC	Chicago, IL	Lance Tyson

LEGISLATIVE DISTRICTS

Congressional:	11	Gerald C. ("Jerry") Weller
State Senate:	19	M. Maggie Crotty
State House:	37	Kevin A. McCarthy

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Midwest Fabrication & Repair, Inc

STATISTICS

Project Number:	B-LL-TX-6020	Amount:	$157,000
Type:	Rural Development Loan	IFA Staff:	Rick Pigg
Location:	Harrisburg, IL	SIC Code:	3599

BOARD ACTION

Rural Development Loan
IFA staff recommends approval

PURPOSE

Finance the purchase of new equipment to be used to manufacture 3-point agricultural implements.

IFA PROGRAM AND CONTRIBUTION

Under the Rural Development Administration's intermediary Relending Program, the IFA will finance business facilities and community development projects in eligible rural areas with populations under 25,000. Eligible projects generally include financing for up to 75% of cost to acquire, improve and construct real estate and acquire, renovate and install machinery and equipment. Applicants must demonstrate the ability to repay debt and document that conventional financing was not available for the project. A reserve fund has been established to defray potential losses to IFA in the event of default of a Rural Development loan. The Rural Development Loan fund balance is currently in excess of $2 million.

VOTING RECORD

No voting record. This is the first time that this project has been presented to the IFA Board.

EXPECTED SOURCES AND USES OF FUNDS

Sources:		Uses:	
Rural Development Loan	$157,000	Equipment	$157,000
Total	$157,000	Total	$157,000

JOBS

Current employment:	26	Projected new jobs:	5
Jobs retained:	NA	Construction jobs:	0

BUSINESS SUMMARY

Description: Midwest Fabrication and Repair, Inc. (MWF) is a diversified metal fabricator located in Harrisburg, IL that was founded by James and Mary Ozee in 1991. Midwest Fabrication and Repair, Inc. was established as an Illinois S-Corporation in 1995.

Background: The firm operated from 1991 to 1997 as a small repair/fabrication company. IN 1998 the company began diversifying into larger automotive and power plant projects. Today, MWF's primary focus is farm implement manufacturing. MWF manufactures a growing line of three point farm implements for the compact and sub-compact tractor market. These products are currently manufactured and private labeled for manufacturers such as Bush Hog and Kioti

Tractors and implement distributors such as Rankin Equipment Company, Ford Distributing and Courhier Implements. MWF also distributes agricultural implements under its own label, Midwest Equipment, to tractor dealers in 15 states.

The company has in-house engineering and automated equipment which allows MWF to produce products for a variety of industries. With the addition of the in-house machine shop in October of 2004, the capabilities again expanded.

At the beginning of calendar year, Midwest received a commitment from several funding sources (not including the IFA) that would provide dollars for expansion and efficiency no later than March, 2006. In anticipation of receiving funds and thus moving operations to one centralized location, Midwest slowed production during March. The funds were not received until May and as a result, Midwest lost approximately $90,000 in revenues (which they have not yet been able to recover). In addition, Midwest had to hire an additional 25 employees (an increase of 90%) before actual production increased in order to properly train the individuals the proper manufacturing requirements.

As of the beginning of November, Midwest anticipated that the new facility with automated equipment will be fully functional by mid-November. This is five months later than originally projected by the company. Although Midwest has experienced the hazards of growing pains in 2006, it is estimated that in 2007 all financed efficiencies will be fully realized. The efficiencies will be accompanied by enormous revenue growth, as the company will now be able to fulfill contracts that are already in place.

In February, 2006 the IFA approved a Participation Loan with Bantarra Bank in the amount of $701,000 (IFA contribution). This was one component of a complete financing package totaling over $2.182 million that was provided to Midwest in order facilitate company growth.

The Project: The Ozee's are acquired $213,476.23 worth of equipment for their business between April, 2006 and September, 2006. They are seeking a loan for $156,977.24 (73.53%) of the equipment purchased. The equipment purchases are part of both a trolley system and a robotic welding equipment. These systems reduce labor expense for production and warehousing.

PROJECT SUMMARY

Midwest Fabrication is seeking the assistance of the IFA via the Rural Development Loan Program to finance the purchase of additional manufacturing equipment that will ultimately improve operating efficiencies.

Project costs are estimated below:

	Invoiced Price	Loan Value
Lincoln Robotic System	147,509.50	110,632.13
MG Plasma Cutting Unit	6,500.00	4,875.00
Sullair Model 16-75H Air Compressor	9,900.00	7,425.00
Sullair Model SRD630 Refrigerated Air Dryer	2,100.00	1,575.00
Conveyor System from WhiTeck Equipment, Inc.	37,534.00	28,150.50
4 Hoists for The Davis Group, LLC5,759.48	4,319.61	
Anver Lifts VPR-57-AC	4,173.25	3,129.94
Total	**$213,476.23**	**$156,977.24**

ECONOMIC DISCLOSURE STATEMENT

Applicant: Midwest Fabrication and Repair, Inc.
Organization: Illinois S Corporation
Ownership: Mary Ozee – 51%, James Ozee – 49%

PROFESSIONAL & FINANCIAL

Accountant:	Ron Emery Accounting	409 E. Poplar St.	Harrisburg

LEGISLATIVE DISTRICTS

Congressional:	19th
State Senate:	59th
State House:	118th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Rentech Energy Midwest Corp.**

STATISTICS

Project Number:	I-ID-TX-MO-6221	Amount	$150,000,000 (not to exceed)
Type:	Clean Coal and Energy Moral Obligation Bond	IFA Staff:	Steven Trout
Location:	East Dubuque	SIC Code:	32531: Nitrogenous Fertilizer Manufacturing

BOARD ACTION

Preliminary Bond Resolution
Taxable Clean Coal and Energy Moral Obligation Bonds
$150,000,000 of State funds at risk, subject to GOMB
Staff recommends approval

PURPOSE

Proceeds will be used to finance (i) the construction and rehabilitation of real estate, (ii) acquisition and installation of machinery and equipment, and (iii) legal and professional costs (iv) capitalized interest and (v) a debt service reserve fund to convert an existing nitrogen fertilizer plant from natural gas to an integrated fertilizer and Fischer Tropsch ("FT") fuel production facility using coal gasification.

IFA PROGRAM AND CONTRIBUTION

The IFA is authorized to issue Clean Coal and Energy Bonds to finance up to $3 billion in projects for new electric generating facilities, transmission facilities, scrubbers and alternative energy projects. Subject to obtaining written approval from the Governor, the Authority may issue bonds for Clean Coal and Energy projects that are secured by the State's Moral Obligation. Upon notice from the Authority that project revenues securing Moral Obligation Bonds will be insufficient to pay principal and interest when due, the Governor shall submit a request to the General Assembly for funds sufficient to pay debt service as soon as practicable.

VOTING RECORD

This is the first time that this project has been presented to the IFA Board.

ESTIMATED SOURCES AND USES OF FUNDS (SUBJECT TO CHANGE)

Sources:	Bank Financing	$350,000,000	Uses::	Project Costs	664,004,000
	Moral Ob Bonds	150,000,000		Working Capital	30,500,000
	Rentech Equity	198,572,000		Capitalized Interest	98,612,000
	Third Party Equity	154,500,000		Debt Service Reserve:	48,604,000
	DCEO Grants	17,500,000		Professional Fees:	28.852000
	Total	$870,752,000		Total	$870,572,000

JOBS

Current employment:	110	Projected new jobs:	110 (1 year)
Jobs retained:	110	Construction jobs:	1,500 -2,000 (42 months)

BUSINESS SUMMARY

Description: Rentech Energy Midwest Corp. (the "Company" or "REMC") is an indirect, wholly owned subsidiary of Rentech, Inc., that will be incorporated as a C-Corporation in Delaware. Rentech, Inc. is a Denver based C-corporation that was incorporated in 1981 and is listed on the American Stock Exchange (ticker: RTK. Rentech, Inc., was established to develop technologies that transform under-utilized energy resources into valuable and clean alternative fuels, chemicals and power. Rentech has developed an advanced derivative of the well-established Fischer-Tropsch, or FT, process for manufacturing diesel fuel, which was originally developed in Germany in 1920's. This proprietary application of the FT process (the "Rentech Process") efficiently converts synthetic gas derived from coal, petroleum coke or natural gas into liquid hydrocarbon products, including low-sulfur diesel and jet fuels.

The Project: Rentech has historically focused on the research and development of the Rentech Process and its licensing to third parties. During the 2004, Rentech decided to directly deploy its technology in select domestic projects in order to demonstrate commercial operations of the Rentech Process. Rentech is planning to initially to implement this strategy by converting an operational natural gas-fed nitrogen fertilizer facility ("the Facility") in East Dubuque acquired from Agrium Inc., in April 2006 into a coal-fired facility. This strategy will allow Rentech to accelerate the deployment of the Rentech Process on a commercial scale by using the Facility's existing infrastructure and operating systems.

Rentech intends to continue to operate the Facility for the production of nitrogen fertilizer products while converting it to Illinois coal in phases. Phase 1 will consist of installing Conoco Phillips' E-Gas clean coal gasification process to convert the plant from natural gas to coal. This conversion will enable Rentech to capture the current and projected price differential between natural gas and Illinois coal and relative price stability of Illinois coal to produce fertilizer at a much lower and more predictable cost. Phase 1A will consist of installing the Rentech Process to produce liquid hydrocarbon products such as diesel and jet fuels from excess synthesis gas produced by the gasification process. (Phase 1 and 1A are collectively referred to as the "Project").

The converted facility is designed to produce enough power to meet all of its needs and to provide any excess power to the local grid, continue to manufacture ammonia fertilizer and increase production to 930 tons per day (upon completion of Phase 1) and 1,500 barrels per day of clean-burning, FT liquids (upon completion of Phase 1A). It is expected to consume approximately 2,600 tons per day of Illinois coal. The project duration from front end engineering and design through mechanical completion is expected to be three and a half years with the Phase 1 conversion completed by the end of 2009 and Phase 1A completed 6 months following. Once operational, the East Dubuque Facility is expected to be the low cost producer of nitrogen fertilizer in the Midwest Corn Belt Market and to be the first commercial scale producer of FT fuels in the U.S.

Rentech is planning to invest another $250 million to $350 million to install a specialty chemical production facility at the site within several years of successful implementation of the Project in a Phase 2. Phase 2 and its costs, cashflows and benefits is not included in this Summary.

Gasification: Rentech believes that gasification offers the cleanest, most efficient method available to produce synthetic natural gas from low or negative –value carbon-based feedstocks, such as coal, petroleum coke, high-sulfur fuel oil or other materials that would otherwise be disposed as waste. Gasification has been used commercially for over 50 years as a process technology for the refining, chemical and power industries. Between 1990 and 2004, world gasification capacity has nearly tripled, with 62 new facilities coming on line. Coal and petroleum based materials are the feedstock for 86% of production capacity as of 2004. Rentech believes that Illinois coal is particularly suited for gasification because of its high energy content. The Project has been designed to consume Illinois valley coal and can not be converted to other fuel sources without closing the gasifier for an extended period and incurring significant capital costs.

Coal gasification is a technology that has existed for decades. The conversion of a natural gas-fed fertilizer plant to coal gasification has been successfully completed at a plant in Coffeyville, Kansas. The East Dubuque Facility will employ ConocoPhillis' E-Gas™ Technology for coal gasification, a process which is based on slurry feed utilizing a two-stage gasifier coupled with a unique high-temperature heat recovery unit. E-Gas™ has been successfully employed in several projects, most notably the Wabash River Coal Gasification Repowering Project ("Wabash"), an integrated gasification combined cycle ("IGCC") power project in Terre Haute, Indiana.

The Process: The Rentech Process is an advanced derivative of the well-established FT process for manufacturing diesel fuel and other fuel products. The FT process was originally developed in Germany in the 1920s. Rentech believes that its Process' ability to utilize a broad range of hydrocarbon feedstocks, including coal and other lower-cost inputs, distinguish it from competing technologies. Other aspects of the technology are patented and proprietary catalyst, reactor design, and over process configuration. Rentech believes that its Process can convert solids to liquid fuels at lower capital and operating costs than other available FT technologies. Use of the Rentech process in a FT facility was successfully demonstrated in 1992 and 1993 at the Synhytech facility in Pueblo, Colorado.

Management believes that the Rentech processes and the fuels that it produces carry unique and differentiating characteristics that will facilitate economic deployment of its process in commercial quantities. The process uses solids such as coal, which has a lower and more stable cost than other hydrocarbon-based feedstocks, such as natural gas. The products have a long-shelf life and can be manufactured using domestic resources, thereby addressing concerns over dependence on foreign control of oil reserves and limited domestic refining capacity. Rentech believes that there are no restrictions on the immediate and widespread use of the fuels produced by the Rentech Process, as they are biodegradable and clean-burning (exceeding all current and announce future environmental rules applicable to diesel engines) and require no new infrastructure.

Governmental Support: In 2000, Congress designated liquid fuels from coal as an "alternative fuel: under the Energy Policy Act of 1992. The Energy Policy Act of 1992 set the stage for incentives under the Highway Reauthorization and Excise Tax Simplification Act of 2005, which provides a 50 cent per gallon fuel excise tax credit for FT from coal, and Energy Policy Act of 2005 ("EPACT 2005"), which provides for a 20% tax credit for qualifying gasification projects and authorizes grants for gasification and gasification co-production. In addition, the EPACT authorizes comprehensive loan guarantees up to 80% of the project cost for deployment and commercialization of innovative technologies. Rentech has applied to the US Treasury for federal tax credits under the 48(b) program and expects a response by the end of 2006.

Located on the east bank of the Mississippi River in the center of the Illinois, Iowa and Wisconsin Tri-State Region, the project has received widespread support in the area. DCEO and the Clean Coal Review Board has provided the project with $5.5 million in development funding and Coal competitiveness grants. Rentech believes that it will be eligible for an additional $12 million in capital grants from DCEO. In addition, the Project has been endorsed by the Dubuque Iowa Chamber of Commerce and the mayors of Dubuque, Iowa and East Dubuque, Illinois.

Economic Benefits: **Tri-State Region Jobs:** The Facility currently employs 110 Union works. Rentech plans to add 110 permanent jobs upon completion of the Project.

- Salary plus benefits of approximately $85,000 per year
- Conversion project will facilitate estimated creation of 1,500 indirect jobs
- Without conversion, planet likely shut down in 10-15 years, laying off employees
- 750 Construction jobs at peak

Downstate Benefits: REMC to consume 1 million tons of Illinois coal per year

- REMC to purchase coal from mines in Southern Illinois
- Coal demand will create estimated 75 to 100 coal mining jobs

Support for Domestic Fertilizer Industry and Region Farmers: REMC Provides support to domestic fertilizer industry

- Rising US natural gas prices have contributed to the closure of 26 US nitrogen fertilizer facilities or 35% of domestic production capacity since 1998
- Dramatic increase in imported fertilizer – 40% of domestic fertilizer consumption was imported in 2005, with imported fertilizer expected to grow to 50% in 2006.
- Rentech's supply of fertilizer produced from coal will reduce farmers' vulnerability to volatile natural gas prices and fluctuations in supply of imported fertilizer.

Project Team: **ConocoPhillips** – will provide the gasification technology for the Project's gasifier, using its E-Gas™ Technology. ConocoPhillips is one of the largest integrated energy companies in the world, with approximately 37,000 employees. Its Gasification staff has over 300 combined years of experience directly related to the design, implementation and operation of gasification plants.

Kiewit Energy Corporation ("Kiewit") – will develop the engineering, procurement and construction ("EPC") contract pricing, perform the front-end engineering and ultimately serve as the EPC contractor for the Project. REMC engaged Kiewit to complete the Front-End Engineering and Design ("FEED") which began in June 2006. Kiewit is one of the largest construction companies in North America, with a core staff of over 4,600 salaried and hourly employees and over 10,000 craft employees. Kiewit offers experience in a variety of construction services and has been in business for more than 120 years. Though its subsidiaries, Kiewit is currently executing three different projects in Illinois and is working with WorleyParsons on four other projects.

WorleyParsons ("Worley") – has been engaged (through Kiewit) as the engineering lead for the design work. Worley is a leading provider of professional services to the energy, resource and complex process industries and has over 13,000 employees in 73 offices worldwide. Worley has extensive experience in the development and management of process design packages for a variety of processing units and brings much expertise and project management to the Project.

UOP is expected to provide the product upgrade unit for the Project's FT synthesis unit. UOP, a Honeywell company, is a technology provider to the petroleum refining, gas processing, petrochemical production and major manufacturing industries. UOP has been in existence for almost 100 years and has generated thousands of patents, leading to important advances in process technology, profitability consultation, and equipment design.

Haldor Topsoe ("Haldor") – is expected to provide the ammonia synthesis technology for the project. With over 1,600 employees worldwide, Haldor has been a major main supplier of catalysts and technology for the ammonia industry for over 50 years. Over the past decade, Haldor has supplied catalysts and technology for approximately 50% of the new ammonia capacity worldwide.

Rentech – and REMC will enter into an operating and maintenance agreement and technology licensing agreements, whereby Rentech will provide these services to the Project. The Project will also have a shared facility agreement with an affiliated company (to be determined) to govern the operations of the co-located FT operations. Rentech, through its wholly owned subsidiary Rentech Development Corporation, currently owns 100% of REMC

Major Coal Company – Rentech is currently negotiating with two large coal suppliers with operations in Southern Illinois for a large fixed-price coal supply contract. A final selection will by made by January 1, 2007.

Agrium, Inc. ("Agrium") – and REMC have entered into a 10-year agreements for the distribution of the Project's ammonia fertilizer products. Agrium is one of the largest fertilizer companies in the world and engages in the production, marketing, and distribution of agricultural products and services in various fertilizer markets in North and South America.

Trinity Consultant – has been engaged by REMC as their environmental consultants for the Project. Trinity is assisting REMC on the filing of all federal, state, and local environmental permits necessary in order to commence construction and operation of the Project. Trinity Consultants has over 30 years of experience in assisting industrial facilities nationwide with a wide range of environmental and regulatory compliance issues.

Permits: REMC has engaged outside environmental consultant, Trinity Consultants for assistance in identifying all permits required by the Project and the filing of the related applications for approval. Additionally, outside legal counsel, Latham & Watkins has been engaged to review the Project's permitting requirements. REMC believes it has identified all necessary permits required to commence construction on the Project and has a clearly defined plan to obtain all relevant regulatory approvals for the Project.

On June 15, 2006, a preliminary application for an air permit for the Project was filed with the Illinois EPA with the assistance of Trinity. The air permit will be submitted just after the first of the year. Remaining applications will be filed according to the timetable plan as set forth between REMC and Trinity.

FINANCING SUMMARY

Obligor:	Rentech Midwest Corp. or a designated project entity
Security:	The Bonds may be secured by a bank letter of credit or bond insurance policy.
The Bonds:	The Bonds are expected to be sold as fixed rate bonds with a bank letter of credit or insurance policy from a municipal bond insurer.
Collateral:	Expected to include a second mortgage in real estate and a second lien on machinery and equipment.
Credit Rating:	The Bond may be rated, based on the rating for the letter of credit or municipal insurance policy that enhances them or if issued without enhancement, the rating on the Bonds, which will be determined shortly before closing.
Maturity:	Expect to mature in 20 years and amortize over the final 17 years.

PROJECT SUMMARY

Proceeds will be used to finance (i) the construction and rehabilitation of real estate, (ii) acquisition and installation of machinery and equipment, and (iii) legal and professional costs (iv) capitalized interest and (v) a debt service reserve fund to convert an existing nitrogen fertilizer plant from natural gas to an integrated fertilizer and Fischer Tropsch ("FT") fuel production facility using coal gasification. Project costs are estimated as follows:

Phase 1	$571,100,000
Phase 1a	52,020,000
Contingency	40,884,000
Total	$664,004,000

Rentech is negotiating with Worley Parsons to obtain an EPC Contract with a guaranteed fixed price contract that will include liquidated damages, performance and timing guarantees and other protections that are customary for similar large construction projects.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Rentech Energy Midwest Corp.
Project Name:	East Dubuque Facility
Project Location:	16675 US Highway 20, East Dubuque, Illinois 60125

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Latham and Watkins	Chicago	
Accountant:	KPMG, LLP	Omaha, NE	Steve Rathjen
Bond Counsel:	Chapman & Cutler	Chicago	Andrea Bacon
Bond Underwriter:	Goldman Sachs (Anticipated)	Chicago	Carlos Piniero
Underwriter's Counsel:	To be determined		
IFA Advisor:	DA Davidson	Chicago	Bill Morris
Issuer's Counsel:	Mayer, Brown, Rowe & Maw LLP	Chicago	David Narefsky

LEGISLATIVE DISTRICTS

Congressional:	16^{th}	Donald A. Manzullo
State Senate:	45^{th}	Todd Sieben
State House:	89^{th}	Jim Sacia

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **MOR Energy, LLC**

STATISTICS

Project Number:	SW-PSW-TE-CD-6218	Type:	Solid Waste Disposal Bonds	$60,000,000
	EZ-I-EZ-TE-CD-6219		Empowerment Zone Bonds	$60,000,000
	TX-I-TRB-TX-CD-6220		Taxable Solid Waste Bonds	$55,000,000
Location:	Pulaski	Staff:	Steven Trout	
SIC Code:	325193: Ethanol, nonpotable, manufacturing			

BOARD ACTION

Preliminary Bond Resolution to Issue:
- Conduit Taxable and Tax-Exempt Solid Waste Disposal Facilities Revenue Bonds
- Conduit Empowerment Zone Revenue Bonds

No IFA funds at risk
No extraordinary conditions
Staff recommends approval

PURPOSE

To finance the construction of a 121,000,000 gallon ethanol plant in Pulaski County

IFA CONTRIBUTION & PROGRAM

IFA's issuance of Solid Waste Disposal Facilities Revenue Bonds and Empowerment Zone Revenue Bonds conveys federal income tax exemption on interest earned on the Bonds. The Authority will contribute Carry-Forward Volume Cap to facilitate issuance of the Solid Water Disposal Bonds to the extent that it is available. Pulaski County will contribute $60,000,000 of its allocation for Federal Empowerment Zone Revenue Bonds to facilitate IFA's issuance of Empowerment Zone Bonds. IFA's issuance of Bonds will reduce the borrower's interest expense.

VOTING RECORD

This is the first time that this project has been submitted to the Board.

ESTIMATED SOURCES AND USES OF FUNDS

Sources:	IFA Solid Waste Bonds	$60,000,000	Uses:	Project Costs	$207,853,000
	Empowerment Bonds	60,000,000		Working Capital	14,500,000
	Tax Industrial Rev Bonds	55,000,000		Capitalized Interest	10,767,000
	Preferred Equity	40,000,000		Organization Expense	1,880,000
	Common Equity	20,000,000			
	Total, Sources	$235,000,000		Total, Uses	$235,000,000

JOBS

Current employment:	0	Projected new jobs:	50
Jobs retained:	0	Construction jobs:	400

BUSINESS SUMMARY

Description: MOR Energy, LLC is an Illinois Limited Liability Company that was established in March 2006 to develop, construct and operate a dry mill corn-processing ethanol plant in southern Illinois. MOR Energy is owned by Curt Jones and Kevin Ulrich.

Background: The most common bio-refinery in the U.S. is the "simple dry-mill" ethanol plant. Simple dry-mill technology processes whole grains into three products: fuel-grade ethanol, carbon dioxide gas ("CO_2"), and an animal feed called distiller's grain (wet and dried). There are 35 plants that are now utilizing this technology or are under construction.

The second type of bio-refinery is the wet-mill plant. A wet-mill plant processes grain into separate components such as starch, germ, oil, and hulls; the starch is further processed into sweeteners and/or alcohol. There are presently twelve wet-mill plants in the U.S. owned by nine major food-processing companies. Wet-mill plants generally cost two to five times more to build than a simple dry-mill plant, which explains their limited number and food industry ownership.

The Project: The owners plan to build a natural gas-fired ethanol plant with an annual capacity to process approximately 47 million bushels of corn into 121 million gallons of fuel-grade ethanol. The plant will use traditional corn milling equipment on the front-end of the ethanol process to separate the corn kernels, producing 164,000 tons of hi-oil corn germ 99,000 tons of corn fiber and 248,000 tons of hi-protein DGS (marketable dry distiller's grains) and 220,000 tons of carbon dioxide each year.

The project will use a mechanical process know as "fractionation" to separate each corn kernel into a germ portion, bran portion and a de-germed, de-branned portion ("DDC"), consisting of the endosperm. Only the DDC will be used to produce ethanol. The owners believe that use of fractionation will enable the plant to increase ethanol production because the starch content of the feedstock will be increased and significantly reduce the plant's energy requirements because the plant will produce only one-third the amount of distiller's grains as a conventional dry-mill ethanol plant.

The project will use a specialty distiller's grain dryer, co-developed by the Barr-Rosin Company and Delta-T Corporation. The system utilizes an innovative steam evaporation system with a ring dryer traditionally used in ethanol and other industries. The owners expect that use of this system will reduce the plant's energy requirements and emissions of sulfur oxides, nitrous oxides and particulates.

The Site: The project site was selected following a site evaluation of two sites completed by BBI International, a leading energy project feasibility consultant. BBI's review evaluated local corn production, estimated the cost of delivering corn to the site, local, regional and national ethanol markets accessible to the site, markets for distiller's grain and other co-products, and access to rail, highways, electricity natural gas, water and wastewater treatment. BBI rated the site as excellent.

The project will be built within the Sisco Industrial Park on an 80 acre greenfield site that is currently used for agriculture. The site is located in a Federal Empowerment Zone in Pulaski, 35 miles south of Carbondale, directly east of Highway 51 and south of Mile 18 Road. The Canadian National Railroad mainline runs just west of Highway 51. The project includes construction of a 7,000 foot loop track around the plant as well as a unit-train loading facility to provide efficient rail access.

Sales Plan: The project will produce four main products: fuel grade ethanol, corn germ, corn bran, and hi-protein distiller's grain and solubles (HP-DDGS). The nameplate capacity of the ethanol plant will be 121 million gallons per year of denatured fuel-grade ethanol meeting the American Society of Testing and Materials (ASTM) specifications. The owners plan to hire national marketing firms to sell its ethanol, HP-DDGS and bran. The market segment for the plant's ethanol will depend in part on the size and geographic reach of its marketers and buyers. The owners anticipate that its ethanol will be sold into regional and national markets by truck and rail. The site is located adjacent to US Highway 51 and the Canadian National railroad. The plant will be designed with rail and truck facilities. MOR Emery is currently in contract negotiations with the following professional service providers:

Noble, Americas (ethanol marketing)
Consolidated Grain & Barge (grain origination and ethanol marketing)
Central States Enterprises (grain origination)
Archer Daniels Midland (ethanol marketing, distiller's grain marketing and grain origination)

The company plans to a sell locally a portion of its HP-DDGS and bran to area feedlots and livestock operations. A portion of the distiller's grain to be sold locally is expected to be sold in the wet form as high-protein wet distiller's grain (HP-WDGS), which would avoid the expense of drying this product.

Government Incentives: Demands for ethanol is bolstered by a number of governmental programs regulations and incentives which are described below.

Federal and State Incentives Provided or Proposed	**Impact**
▪ Partial exemption from federal excise tax on gasoline through 2011.	▪ Allows ethanol to compete successfully with gasoline with MTBE, produced by oil industry.
▪ Federal renewable fuels standard (RFS) that will double use of ethanol and biodiesel to 7.5 billion gallons per year by 2012.	▪ Mandates increase in ethanol demand nationally.
▪ Illinois HB 387: tax credits for buyers of E85 ethanol powered vehicle; tax credits for ethanol dispensing pumps at retail stores.	▪ Stimulates increase in ethanol demand in Illinois.
▪ Illinois Alternative Fuel Vehicle Rebates for converting vehicle to ethanol.	▪ Stimulates increase in ethanol demand in Illinois.
▪ Illinois Sales and Use Tax Exemptions for ▪ ethanol-blended fuels.	▪ Lowers cost of ethanol to consumer at the pump. Allows ethanol to be price competitive with gasoline.

State Incentives Requested by the Company	**Impact**
▪ IFA issuance of up to $60 million of tax-exempt solid waste disposal bonds as well as up to $100 million of tax-exempt Federal Empowerment Zone Revenue Bonds	▪ Lowers the Company's cost of debt capital. Partial tax-exempt capital structure provides a competitive advantage with respect to other ethanol producers.
▪ $5 million Renewable Energy Program Grant from DCEO	▪ Lowers equity requirements by $5 million.

Pulaski County is donating 80-acre of land for the site. The County will also make an allocation of Federal Empowerment Zone Revenue Bonds to permit the Authority to issue $60 million of these tax-exempt bonds to reduce the Project's cost of capital.

The Owners: **Curt Jones** is a highly successful inventor, entrepreneur and microbiologist. Curt was raised on a farm near Grand Chain Illinois and received a BA and MS in microbiology from Southern Illinois University respectively, in 1981 and 1986. Between 1983 and 1986, Curt serves as an instructor and researcher at Southeastern Illinois College in the Ethanol Production Program at the Vienna Correctional Center. In addition to teaching inmates about ethanol production at the correctional facility's working 500,000 gallon ethanol plant, Curt conducted research on the use of carbon dioxide and other by-products from ethanol production.

While researching freezing techniques for commercial preservation of bacteria and enzymes, Curt developed the idea of using liquid nitrogen develop Dippin' Dots Inc Cream, a high quality novelty ice cream that has very popular. Dippin' Dots products are now distributed through the US and in Japan, South Korea, the Philippines, Australia, Canada, Mexico and Venezuela. In 1994, Curt was selected Entrepreneur of the Year for the Kentucky/Southern Indiana Region in the retail/wholesale category, was ranked by Inc. Magazine as one the nation's 500 fastest growing privately held companies in 1996 and 1997 and was named by Entrepreneur as the nation's top new franchising opportunity in 2002. Curt has leveraged his success with Dippin Dots to expand into medical software, music and film production and ethanol fuel production.

Kevin Ulrich is a lifetime resident of Pulaski County, who owns and operates 2,000 acres of farmland, for the production of beef feeder cattle, corn, soybeans, and wheat.

Management: **Curt Jones, President/Owner**

Kevin Ulrich, Project Manager/Owner

Stan Jones, Project Development: Mr. Jones is currently Director of Research and Development at Dippin Dots and served as developer and plant manager of the 500,000 gallon ethanol plant at the Vienna Correctional Center.

Bradley Ulrich, Technology Studies and Project Development: Mr. Ulrich has professional experience in software project management and development, business development and commodity research and trading. He has undergraduate degrees in computer science and mathematics from Vanderbilt University.

Guy Griswold, Ethanol/Civil Engineering/Construction Advisor: Mr. Griswold has 30 years of experience in civil engineering and construction management including ethanol projects.

Charles Price, Engineering/Construction Advisor: Mr. Price is a retired mechanical engineer with 30 years of power industry experience, including 15 years with Babcock and Wilcox. His experience includes mechanical design engineering, field engineering, maintenance and operations, power plant management and start-up management.

Mark Johnson, General Counsel: Mr. Johnson is a licensed attorney in Illinois and Missouri with 25 years of experience in corporate and business law.

Thomas Kelty, Bond Counsel: Mr. Kelty is a Springfield based bond attorney with 38 years of experience structuring financings for public and privately-owned projects.

Project Team: **Faithful +Gould** has been engaged to serve as construction consultant and owner's representative.

The Delta T Corporation has been engaged to provide project development, plant design an engineering services. Delta T is one of the world's leaders in the design and engineering of ethanol plants, having worked on over 80 projects on five continents over the past 20 years.

Corn Processing Solutions, LLC has been engaged to provide corn fractionation development, design and engineering services. CPS is a new company, with over 100 years over experience in corn milling construction and operations experience between its four main principals.

Barr Rosin has been engaged to design and construct the distiller's grain dryer.

Weaver-Boos Consultants has been engaged to provide as geo-technical, civil and engineering services.

US Energy Services has been engaged to provide energy management services. US Energy Services is a leading provider of energy management services for the ethanol industry, advising on plant design, negotiating contracts with area utilities, and managing the purchase of energy supply, provide risk management advice and manage utility accounts.

Kiewit Energy Company has been engaged to provide engineering, procurement and construction services.

Bibb and Associates has been engaged to provide civil and structural engineering.

Railworks Corporation has been engaged to provide rail engineering and construction services.

US Water Services has been engaged to provide water studies and design the water treatment system.

Christianson & Associates, PLLP will provide accounting and financial services. Christianson and Associates is a leading CPA and Financial Consultant to agribusiness.

FINANCING SUMMARY

Obligor:	MOR Energy, LLC.
Bonds:	Tax-Exempt and Taxable Solid Waste Disposal Facilities Revenue Bonds and Tax-Exempt Federal Empowerment Zone Revenue Bonds. The Underwriter expects the that the Bonds will be enhanced by a Direct Pay Letter of Credit.
Bondholder Collateral:	Direct-pay Letter of Credit (anticipated)
Bank Collateral:	First Mortgage, First Lien on Equipment and Company Guarantee
Credit Rating:	The rating on the Bonds will be based on the rating of the Letter of Credit of the Bank(s) that enhance the Bonds.

PROJECT SUMMARY

Bond proceeds, together with equity contributed, will be used to finance the construction and equipping of a 121,000,000 gallon annual capacity ethanol production plant. The plants will be engineered and constructed by Kiewit Energy Corporation pursuant to a fixed price construction contract, which will provide an adequate wrap, including liquidated damages, performance and timing guarantees, performance bonds and other protections typical for a project of this type and scale. The developers anticipate that the Project will take 18 months to build. Project cost are estimated as follows:

Construction	$146,000,000
Equipment	40,000,000
Site Development	5,680,000
Water Supply and Treatment	5,495,000
Rail Infrastructure	4,500,000
Contingency	4,003,000
Office Building and Equipment	925,000
Performance Bond and Insurance	750,000
Rolling Stock	500,000
Total	$207,853,000

ECONOMIC DISCLOSURE STATEMENT

Applicant:	MOR Energy, LLC, 734 Brushy Road, Grand Chain, Illinois 62941 (Contact: Kevin Ulrich, Managing Member; Phone: 618/634-9696)
Location:	US Highway 51, Pulaski (Pulaski County), IL 62976-2606
Land Owners:	Pulaski County
Organization:	MOR Energy LLC is an Illinois Limited Liability Company that was established in March 2006

PROFESSIONAL & FINANCIAL

Accountant	Christianson & Associates, PLLP	Willmar, MN	Sherry Olson
Borrower's Counsel	Johnson, Stark & Schneider	Cape Girardeau, MO	Mark Johnson
Co-Bond Counsel	Kelty Law Offices P.C.	Springfield, IL	Tom Kelty
	Armstrong Teasdale LLP	St. Louis, MO	Lori Bockman
Co-Underwriter	A.G. Edwards & Sons, Inc	St. Louis, MO	Adam Woodard
	Stifel, Nicolaus & Co., Inc.	St. Louis, MO	Mary Kane
Counsel to Underwriter	Chapman and Cutler	Chicago, IL	Charles Jarik
Issuer's Counsel	Mayer Brown, Rowe & Maw	Chicago, IL	David Narefsky
Architect	Delta-T Corporation	Williamsburg, VA	Eric Snyder
	Bibb & Associates	Lenexa, KS	
General Contractor	Kiewit Energy Corporation	Houston, TX	Earl Collins

LEGISLATIVE DISTRICTS

Congressional:	12th	Jerry F. Costello
State Senate:	59th	Gary Forby
State House	118th	Brandon W. Phelps

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: 218 West Main LLC

STATISTICS

Project Number:	B-LL-TX-6231	Amount:	$425,000
Type:	Participation Loan	IFA Staff:	Rick Pigg
Location:	Belleville	NAICS Code:	531120

BOARD ACTION

Purchase of Participation Loan from Community First Bank
$425,000 IFA funds at risk
Staff recommends approval subject to compliance with all bank's terms and conditions.

PURPOSE

Permanent financing for the purchase and renovation of a building that will have over 48,000 square feet of rent-generating office space.

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment.

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

No voting record. This is the first time that the Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	Community First Bank	$425,000	Uses:	Building / Renov	$850,000
	IFA Part. Loan	$425,000			
	Total:	$850,000		Total:	$ 850,000

JOBS

Current employment: 9	Projected new jobs: 10
Jobs retained: 9	Construction jobs 15

BUSINESS SUMMARY

Description: Renae Hillesheim wishes to purchase and renovate of the property at 218 West Main Street, Belleville, Il. Ms. Hillesheim is currently the Vice President of Precision Practice Management, the building's largest tenant. The company currently occupies ¾ of the building's 2nd floor and wishes to expand. Precision Practice has agreed to expand into the proposed 6,000 square feet of additional renovated space. Thus, securing any doubts of vacancies.

Background: 218 West Main, LLC is currently owned by Renae Hillesheim's family. The family, including aged parents, do not wish to continue the requirements of maintenance, updates, and renovation of real estate ownership. Ms. Hillesheim wishes to buy out all of the owners (family members) and to renovate and update the property. Ms. Hillesheim is the Vice President of a St Louis based medical billing company, Precision Practice Management. Originally, Ms. Hillesheim operated her own medical billing practice from the 218 West Main location. In 2000, she sold her Billing practice to Precision Practice, of which she currently has 20% ownership.

Precision Practice Management has been a tenant of the building since 2000. There is three years left on a five year lease agreement that was previously signed. Upon completion of the purchase and renovation of the building, Precision Practice Management will sign a new five year lease. If this sight is not successfully financed and purchased by Ms. Hillesheim, the company has indicated it will purchase a different location (in or outside of Illinois) where company owners will be allowed to have equity ownership.

The Project: Renae Hillesheim wishes to buy out family investors in the LLC. She will purchase from the family the property located at 218 West Main, Belleville. Ms. Hillesheim will renovate the property in order to expand current rentable space.

Bank Request: The bank is requesting IFA to participate in a $850,000 loan. The IFA loan amount will be $425,000.

FINANCING SUMMARY

Obligor: 218 West Main LLC

Guarantor: Renae Hillesheim

Security / Collateral: The loan will be secured by a 1st mortgage on 218 W. Main St. The Property was valued at $1,100,000 on July, 2006. LTV is 77%, including both mortgages.

Structure: 8.0% bank rate, for 5 years, 20 year amortization

ECONOMIC DISCLOSURE STATEMENT

Applicant: Renae Hillesheim

Organization: Individual

PROFESSIONAL & FINANCIAL

Bank:	Community First Bank		
IFA Counsel:	Dykema Gosset	Chicago	David Cellitti

LEGISLATIVE DISTRICTS

Congressional:	Jerry Costello	12th
State Senate:	James F. Clayborne, Jr.	57th
State House:	Thomas "Tom" Holbrook	113th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **J A Holding Inc.**

STATISTICS

Project Number:	B-LL-TX-6232	Amount:	$240,000
Type:	Participation Loan	IFA Staff:	Rick Pigg
Location:	South Holland	NAICS Code:	531120

BOARD ACTION

Purchase of Participation Loan from Bank of Belleville
$240,000.00 IFA funds at risk
Staff recommends approval subject to compliance with all bank's terms and conditions.

PURPOSE

To provide funds to facilitate the purchase of real property located in South Holland

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment.

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

No voting record. This is the first time that the Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	Bank of Belleville	$240,000	Uses:	Building	$410,000
	IFA Part. Loan	$240,000		Improvements	$190,000
	Cash Equity	$120,000			
	Total:	$600,000		Total:	$ 600,000

JOBS

Current employment: 2	Projected new jobs: 5
Jobs retained: 2	Construction jobs: 20

BUSINESS SUMMARY

Description: J A Holding (a real estate holding company) will lease the entire property to (a related company) AJ Adhesives. Business earnings from AJ Adhesives will be used for lease payments to A J Holding, who will in turn be responsible for debt service.

A J Adhesives currently leases approximately 7,500 square feet of space in Chicago from an unrelated third party at a cost of $125,000 per year. AJ believes that through this acquisition they will be able to have better control over the warehouse operations and have space to grow, which will result in better service to their clients and savings in excess of $50,000 per year. In addition to the building purchase, financing will be utilized to put a new roof on the structure, update the showroom and office space, repairing the loading docks, and cleaning the whole building.

Background: AJ Adhesives was formed in 1992 as a distributor of industrial adhesives in St. Louis MO. The mission of the company has always been to focus on adhesive and adhesive application equipments. AJ Adhesives, Inc. targets the areas of packaging, paper converting, woodworking and product assembly. The company has branch offices in Seattle, Portland, Houston, Dallas, Tulsa, Chicago, and Indiana. AJ is in the process of expanding its products and distribution into Mexico and Canada, with plans to become the dominant distributor in North America.

The Project: Proceeds from the financing will be used to purchase real property for the use of one of J A Holding's related companies, AJ Adhesives. In addition to the building purchase, financing will be utilized to put a new roof on the structure, update the showroom and office space, repairing the loading docks, and cleaning the whole building.

Bank Request: The bank is requesting IFA to participate in a $480,000 loan. The IFA loan amount will be $240,000.

FINANCING SUMMARY

Obligor: J A Holding Inc.

Guarantor: James Wiley and Andrew Schwartz

Collateral: Shared 1st mortgage and assignment of rents on 15461 S. Lasalle St., South Holland, IL

Structure: The bank rate will be 6.90%, the IFA rate will be 5.40%, yielding a blended rate of 6.15% for five years, and then subject to be adjust for another five years. The IFA will participate for 10 years, the loan is amortized over 20 years.

ECONOMIC DISCLOSURE STATEMENT

Applicant: J A Holding Inc.

Organization: Real Estate Holding Company

PROFESSIONAL & FINANCIAL

Accountant:	Wyatt Rawlings		
Bank:	Kevin Pesko Bank of Belleville		
IFA Counsel:	Dykema Gossett	Chicago	David T. Cellitti

LEGISLATIVE DISTRICTS

Congressional:	2nd	Jessie L. Jackson Jr.
State Senate:	15th	James T. Meeks
State House:	29th	David E. Miller

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: Tater's Trucking

STATISTICS

Project Number:	B-LL-TX-6233	Amount:	$122,500
Type:	Participation Loan	IFA Staff:	Rick Pigg
Location:	Karnak	NAICS Code:	811110

BOARD ACTION

Purchase of Participation Loan from City National Bank
$122,500.00 IFA funds at risk
Staff recommends approval subject to compliance with all bank's terms and conditions.
Additional Requirement: appraisals to be obtained on all real estate and equipment.

PURPOSE

Permanent financing for the purchase of land and building construction.

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment.

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

No voting record. This is the first time that the Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	City of Metropolis	$350,000	Uses:	Land	$150,000
	City National Bank	$122,500		Site Prep	$30,000
	IFA Part. Loan	$122,500		Building	$360,000
	Owner	$105,000		Fixtures	$45,000
				Fence / Gravel	$100,000
				Engineering / Survey	$15,000
	Total:	$700,000		Total:	$ 700,000

JOBS

Current employment: 6	Projected new jobs: 8
Jobs retained: 6	Construction jobs: 15

BUSINESS SUMMARY

Description:	Tater's Trucking, a successful freight shipping company, wishes to expand operations by purchasing land and resurrecting a building to house the vehicles utilized in their business. The company's owners, Richard Slankard and Joshua Reagor have a rich history in the freight hauling industry and recognized an opportunity. Currently there is a local need for truck drivers and their companies for a place to store their trucks and/or personal vehicles when they are not being utilized. Tater's Trucking is seeking to finance the purchase land and building construction so that the truck drivers (or trucking companies) have a place to park the trucks while they are not being utilized. Also, the drivers will have a central location to park their personal vehicles and to retrieve their trucks for work. In addition, the company will have an expanded location where they are able to service trucks.
Background:	Tater's Trucking is a successful Metropolis business involved in the shipment of freight. It is owned by Richard Slankard and Joshua Reagor; both existing City National Bank customers that own several other successful businesses. Both have a rich history in the freight shipment industry. Currently, their business centers on shipment and truck and trailer repair. The owners see an opportunity to expand their operations to include the truck storage. In addition, expansion will create additional space to house trucks that the company is servicing for repair.
The Project:	Richard Slankard and Joshua Reagor, co-owners of Tater's Trucking propose to finance purchase land and the construction of a building to expand their freight shipping business.
Bank Request:	The bank is requesting IFA to participate in a $145,000 loan. The IFA loan amount will be $122,000.

FINANCING SUMMARY

Obligor:	Tater's Trucking
Guarantor:	Richard Slankard and Joshua Reagor.
Collateral:	Shared 1st position on the financed land and building.
Structure:	9.0% bank rate, 7.00% IFA rate, 8.00% blended rate for 10 years, 20 year amortization.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Tater's Trucking / Richard Slankard and Joshua Reagor
Organization:	Individuals

PROFESSIONAL & FINANCIAL

Accountant:	Conard & Associates	Flora, IL	
Bank:	City National Bank		Mary Cornwell
IFA Counsel:	Dykema Gossett	Chicago	David Cellitti

LEGISLATIVE DISTRICTS

Congressional:	Jerry Costello	12th
State Senate:	Gary Forby	59th
State House:	Brandon Phelps	118th

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Precision Laser Manufacturing, Inc.**

STATISTICS

Project Number:	B-LL-TX-6224	Amount:	$250,000
Type:	Participation Loan	IFA Staff:	Jim Senica
Location:	East Peoria		

BOARD ACTION

Purchase of Participation Loan from Morton Community Bank
$250,000 IFA funds at risk
Staff recommends approval

PURPOSE

Loan proceeds will be used to finance the acquisition of new laser equipment.

IFA PROGRAM AND CONTRIBUTION

Under its Participation Loan Program, the Authority participates in bank loans financing capital projects for business, industry, farmers and agri-industry, and not-for-profit corporations. The Authority will participate in loans for up to 10 years at rates of interest up to 2% below the originating bank's rate. The Authority shares pro-rata in the Bank's collateral and generally advances funds at rates up to 80% of appraised fair market value for real estate, 65% of cost for new equipment and 65% of orderly appraised liquidated value for used equipment.

IFA's participation reduces the borrower's interest expense.

VOTING RECORD

No voting record. This is the first time the IFA Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	IFA Participation:	$250,000	Uses:	Equipment Acquisition	$600,000
	Morton Community Bank:	250,000		Total	$600,000
	Tazewell County RLF (subord.)	100,000			
	Total	$600,000			

JOBS

Current employment:	11	Projected new jobs:	2
Jobs retained:	NA	Construction jobs:	N/A

BUSINESS SUMMARY

Background: Precision Laser Manufacturing, Inc. was started in 1990 to apply laser technology to laser cutting applications. Current owner Todd E. Berry purchased the Company, a C-corporation, in 1996.

Description: Precision Laser Manufacturing, Inc., a high technology organization specializing in laser processing, performs laser cutting of clutch plates and friction discs used on equipment in the earth-moving industry. Other unique laser applications provided by the Company are laser cutting of stainless steel for companies involved in the food processing or medical industries (including a former IDFA borrower, Hawkeye Food Machinery, Inc. of Galesburg) and laser trimmings of stampings for the automotive industry. In addition, Precision Laser Manufacturing, Inc. provides laser tube cutting for machinery in the agriculture industry, laser welding of transmission components for off-highway equipment and laser engraving of intricate part numbers. Laser tube cutting is an especially fast-growing segment of the industry as more and more companies are discovering the advantages to laser processing their tubing requirements.

Precision Laser Manufacturing, Inc.'s laser system allows the Company to weld without adding filler materials. The laser weld produces a 2 to 4 mm penetration while keeping distortion to a minimum. This is accomplished by controlling the heat applied during the welding process, which allows for a more precise weld than conventional techniques. Precision Laser Manufacturing, Inc. has the capacity and flexibility to handle both small volume prototype work as well as medium to high volume production quantities. The Company has the ability to work from a final drawing, help analyze, design and develop a rough concept or start anywhere in-between.

The Project: Precision Laser Manufacturing is planning to acquire two new 4000 watt lasers and a new 2,500 watt laser to retrofit three existing lasers. Acquisition of the new lasers will enable the Company to compete in the market more effectively in addition to accruing significant operating cost savings in terms of reduced maintenance and fuel usage.

Precision Laser Manufacturing, Inc. is a repeat borrower with IFA/IDFA. On November 20, 1996, the IDFA Board approved a $100,000 Participation Loan to assist in financing a new laser; the Company created 4 new jobs with this project. On April 16, 1997, the IDFA Board approved a second Participation Loan in the amount of $145,000 to purchase a second laser; 2 new jobs were created with this project. May 17, 2001, represented the IDFA Board approval of a third Participation Loan to PLM's owner, Todd Berry, in the amount of $240,000 to finance the acquisition of an industrial building in East Peoria; 2 additional new jobs were created with this financing. The Company and its owner have exhibited an excellent repayment history with all of these loans being fully repaid. Just as is this loan request, all prior participation loans were purchased from Morton Community Bank.

FINANCING SUMMARY

Obligor: Precision Laser Manufacturing, Inc.
Guarantor: Todd E. Berry
Repayment: In the event of a liquidation of our collateral, proceeds will be applied first to repay the subject loan before paying any other credit facility.

ECONOMIC DISCLOSURE STATEMENT

Applicant: Precision Laser Manufacturing, Inc.
Ownership: Todd E. Berry – 100%

PROFESSIONAL & FINANCIAL

Banker:	Morton Community Bank	East Peoria	Josh Graber

LEGISLATIVE DISTRICTS

Congressional: 18 – Ray LaHood
State Senate: 44 – Bill Brady
State House: 87 – Bill Mitchell

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 14, 2006

Project: **Illinois Wesleyan University**

STATISTICS

Project Number:	E-PC-TE-CD-6235	Amount:	$35,000,000 (not-to-exceed amount)
Type:	501(c)(3) Bonds	FM:	Rich Frampton and Jim Senica
Location:	Bloomington		

BOARD ACTION

Final Bond Resolution
Staff recommends approval
Conduit Tax-Exempt 501(c)(3) Revenue Bonds (Advance Refunding and New Money)
No IFA funds at risk
No extraordinary conditions

PURPOSE

Bond proceeds will be used to finance new life safety improvements and to advance refund all or a portion of IFA (IDFA) Series 2001 Bonds. The University anticipates that savings generated from the advance refunding will generate cash flow to pay for planned life safety improvements.

IFA CONTRIBUTION

IFA will convey tax-exempt status on the subject bonds.

VOTING RECORD

None. This is the first time this project has been presented to the IFA Board of Directors.

PRELIMINARY ESTIMATED SOURCES AND USES OF FUNDS (subject to change)

Sources:	IFA New Money Bonds	$1,400,000	Uses: New Project Cost	$1,500,000
	IFA Advance Ref. Bonds	33,600,000	Series 2001 Bond Escrow	32,831,500
			Issuance Costs	668,500
	Total	**$35,000,000**	**Total**	**$35,000,000**

JOBS

Current employment:	273 (FT & PT faculty); 300 (FT & PT staff employees)	Projected new jobs:	0
Jobs retained	0	Construction jobs:	5-10 (12-24 months)

BUSINESS SUMMARY

Background: Illinois Wesleyan University ("IWU" or the "University") is a 501(c)(3) organization established in 1850 and incorporated under Illinois law. A list of the University's current Board of Trustees is presented on pp. 5-6 of this report.

Day to day operations are managed by President Richard F. Wilson, who has served since April 2004. The President serves as IWU's chief executive officer.

Description: The University is a private, coeducational, undergraduate institution located on an approximately 80.53 acre site adjacent to Bloomington's north side residential district.

The University's principal educational program consists of a curriculum in the liberal arts and sciences. The primary focus is on instruction, with an additional commitment to research and public service. Approximately 80% of the University's students pursue majors within the College of Liberal Arts and Sciences. Although approximately 84% of IWU's student body is drawn from Illinois, 38 other states and 19 foreign countries were represented in the student body in fiscal 2005.

In recent years, IWU has been recognized for the strength and quality of its instruction by several independent publications, including *Best American Colleges, The Fiske Guide to Colleges, The Princeton Review's The Best 331 Colleges, The Wall Street Journal,* which in 2002 identified IWU as one of 16 institutions featured in an article entitled "Colleges for a New Era" [other institutions identified included Carleton College (MN), William & Mary, Dartmouth, Middlebury, Occidental, Rice University, and Washington University (MO)].

Successful recruiting efforts and the University's enhanced reputation have increased applications from approximately 1,000 in the late 1970's to 3,303 in 2006-7. Approximately 51% of applicants for the 2006-2007 academic year were accepted. IWU's total enrollment has increased from 2,056 in 2000-2001 to 2,144 for the 2006-2007 academic year.

Approximately 80 percent of IWU's student body occupies University-approved residential housing with an occupancy rate that has averaged 98% over the last 3 academic years. The University's residential facilities include 14 residence halls, and 12 national fraternities and sororities.

The University is fully accredited by the North Central Association of Colleges and Schools. In 2002-3, NCACS completed its most recent 10-year evaluation at which time the University was awarded a full, 10-year accreditation with neither monitoring visits nor interim reports.

The College of Nursing is accredited by The Commission on Collegiate Nursing Education.

The University addresses renewal and replacement projects on an ongoing, systematic basis and typically incurs capital expenditures of $1 million or more annually to upgrade and refurbish residence halls and academic buildings, and to provide general infrastructure improvements.

Remarks: The estimated $1.0 million - $1.5 million of New Money Bonds will provide cost effective financing for a dormitory sprinkler project that will bring IWU into compliance with the recent Illinois Fire Sprinkler Dormitory Act that requires all residence halls to be equipped with automatic fire sprinklers by 2013. This financing will enable the University to attain compliance well ahead of schedule.

FINANCING SUMMARY

Structure:	The Bonds will most likely be secured with Aaa/AAA/AAA-rated municipal bond insurance rather than be sold based on the University's direct underlying long-term ratings of A3 (negative) / A- (stable) from Moody's/S&P. These ratings were affirmed January 31, 2006 and November 3, 2005, respectively and reviews have been requested in connection with this bond issue.
Bondholder Security:	The Bonds will be secured with municipal bond insurance from prospective Aaa/AAA/AAA-rated insurers (i.e., AMBAC, FGIC, FSA, MBIA, and XLCA) and will be a general obligation of the University.
Collateral to Bond Insurer:	The bond insurer will not be secured by a mortgage or security interest in any of the University's assets, properties, or funds.
Term/ Interest Rate:	Fixed Rate Term and Serial Bonds. with a final maturity of 9/1/2035 (i.e., there will be no extension of the final maturity date)

PROJECT SUMMARY FROM BOND RESOLUTION

The proposed project will include the issuance of bonds in one or more series (the "Series 2006B Bonds") to (i) refund, advance refund, or provide for the payment of all or a portion of the outstanding principal amount of IDFA Series 2001 Revenue Bonds (Illinois Wesleyan University Project) (the "Series 2001 Bonds"), (ii) without limitation, finance the installation, repair and replacement of sprinkler systems consistent with the requirements of the Illinois Fire Sprinkler Dormitory Act, renovating and improving the University's dormitories and the completion of various other campus renovations and improvements, (iii) to pay costs of issuance and credit enhancement., (iv) to make any deposit to certain funds required to be maintained in accordance with a Trust Indenture, and (v) to pay a portion of interest on the Series 2006B Bonds.

The facilities to be financed, refinanced, or reimbursed from proceeds of the Series 2006B Bonds will be owned or operated by Illinois Wesleyan University in Bloomington (McLean County) , Illinois at the following addresses: 1 Ames Plaza; 1407 Park Street; 201 and 210 East Beecher Street; 1404 North Franklin Avenue; 1111 and 1301 North East Street; 1209 and 1211 North Main Street; 102, 104, and 109 East University Avenue; and 111, 301, and 302 East Emerson Street, and at other locations on the campus of Illinois Wesleyan in an area generally bordered by Empire Street on the south, Fell Avenue on the east, Division Street (extended) on the north, and Main Street on the west.

Proposed new money project costs include the following:

Acquisition/installation of life safety equipment in dormitories and other general renovations:	$1,500,000
Total	$1,500,000

ECONOMIC DISCLOSURE STATEMENT

Applicant/ Contact:	Illinois Wesleyan University, 1312 North Park, P.O. Box 2900 Bloomington, IL 61701 Mr. Daniel P. Klotzbach, Vice President for Business and Finance; (T) 309/556-3021; (F) 309/556-3411; e-mail: dklotzba@iwu.edu
Project name:	Illinois Wesleyan University Series 2006B Bonds
Location:	Illinois Wesleyan University, Bloomington, Illinois 61701
Organization:	Illinois 501(c)(3) organization
Board Membership:	*See list of Board of Trustees (pp. 5-6)*
Current Land Owner:	Illinois Wesleyan University

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Dunn, Willard, Arkell & Bugg	Bloomington, IL	Mark Dunn
Borrower's Consultant:	Starshak Welnhofer & Co.	Chicago, IL	Joe Starshak
Accountant:	KPMG LLP	Chicago, IL	
Bond Counsel:	Chapman and Cutler, LLP	Chicago, IL	Jim Luebchow, Nancy Burke
Bond Insurance:	To be determined (FGIC, FSA, AMBAC, MBIA, and XLCA are all candidates. Final selection will made subsequent to mailing of IFA Board Book)		
Underwriter:	Griffin Kubik Stephens & Thompson	Chicago, IL	Jamie Raichlin, Holly Barstow Wiemken
Underwriter's Counsel:	Ungaretti & Harris LLP	Chicago, IL	Ray Fricke
Trustee:	Commerce Bank NA	Kansas City, MO	Vinetta Garnett
Rating Agencies:	Moody's Investors Service	New York, NY	Roger Goodman
	Standard & Poor's	Chicago, IL	Susan Carlson
Fire Sprinkler Contractor:	McDaniel Fire Systems	Peoria, IL	
Issuer's Counsel:	Schiff Hardin, LLP	Chicago, IL	Bruce Weisenthal

LEGISLATIVE DISTRICTS

Congressional:	11	Jerry Weller
State Senate:	44	Bill Brady
State House:	88	Dan Brady

Board of Trustees

A year listed following a member's name indicates that the University awarded the member a degree in that year. Where an "H" precedes the year, the degree awarded was honorary. Letters in parentheses following a member's name indicate committee membership as follows: Academic Affairs (a), Business Affairs (b), Campus Life (c), Development (d), Executive (e), and Nominating (f).

Illinois Finance Authority

Memorandum

To:	IFA Board of Directors
Date:	November 14, 2006
From:	Rick Pigg, Funding Manager
Re:	Amendatory Resolution to increase the original participation loan request and approval from the June 13, 2006 IFA Board of Directors meeting from $675,000 to $775,000.

A participation loan in the amount of $675,000 was originally approved for BP Professional Building LLC on June 13, 2006 to fund 50% of the required financing for the purchase of a 9,985 sq. ft. office building by Dr. Dirk Massie, a Belleville, IL Optometrist. Aside from Dr. Massie, (who occupies 50% of the building), a CPA firm and a small internet company occupy over 30% of the remaining rental space and have five-year lease commitments. Approximately 20% of rental space is being marketed by a real estate firm.

This transaction has not yet closed or funded. Since the original approval, the borrower has notified the lender that the project experienced cost overruns for the build-out and purchase of equipment in the amount of $200,000. As a result, Community First Bank has requested that the IFA increase our participation in the transaction to $775,000. Project costs are as follows:

Sources:	IFA	$775,000	Uses: Building Purchase	$1,350,000
	Community First Bank	$775,000	Additional Build-out And equip. costs	$ 200,000
	Total	**$1,550,000**	**Total**	**$1,550,000**

Confidential Information

The interest rate structure will remain the same as the original approval, with the IFA rate being 5.50% for the 7 year balloon / 25 year amortization loan.

A final appraisal will verify a loan to value of 80% or less prior to closing.

The additional $200,000 of debt will affect the Debt Service Coverage ratio in the following way:

	Originally Proposed $1,350,000 Loan	**Current Proposed $1,550,000 Loan**
Net Rental Income (5% vacancy)	$146,078	$146,078
Net Rental Income (20% vacancy)	$118,558	$118,558
Annual Debt Service	$109,384	$125,589
5% Vacancy Debt Svc. Coverage (@6.5%)	1.34X	1.16X
20% Vacancy Debt Svc. Coverage (@ 6.5%)	1.08X	.94X

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
June 13, 2006

Project: **BP Professional Building LLC**

STATISTICS

Project Number: B-LL-TX-6113
Type: Participation Loan
Location: Swansea, IL 62226
NAICS Code: 621320

Amount: $675,000
IFA Staff: Rick Pigg
$675,000 IFA funds at risk
Staff recommends approval

BOARD ACTION

Purchase of a participation loan from Community First Bank of Fairview Heights, Illinois

PURPOSE

Participation in the financing of a medical office building

VOTING RECORD

No voting record. This is the first time that the Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	IFA Participation:	$ 675,000	Uses:	Purchase Price	$1,350,000
	Community First Bank	$ 675,000			
	Total:	$1,350,000		Total:	$1,350,000

JOBS

Current employment: 2
Jobs retained: 2

Projected new jobs: 2
Construction jobs: n/a

BUSINESS SUMMARY

Description: Optometrist

Background: Dr. Massie, age 28 is a Belleville Optometrist and has been practicing for the past four (4) years at 2801 West Main in Belleville, IL since graduation of medical school.

The Project: Dr. Massie plans to purchase a 9,985 sq. ft. office building located at 4111 North Illinois Street in Swansea. Dr. Massie will initially occupy 50% of the building and lease out the remaining space at $17.00 per square foot. Dr. Massie has recently leased 2,500 sq ft to Kerber, Eck & Brecker, a St. Louis CPA firm at the $17.00/sq ft rate. The remaining 2,500 sq ft is being marketed by the Johnson Agency in Belleville and is anticipated to be leased by year end 2006. There is an additional 980 sq ft in the attic and in the basement of the building that are both finished areas and could bring the full lease rate of $17. The building itself is located on the SW corner of North Illinois and Bronze Point Drive in Swansea IL. The building is brick and frame construction. Massie feels that the improved location alone will account for at least a 25% increase in his patient volume for the first year.

Bank Request: The Community First Bank is asking the IFA to participate in the financing of the purchase of an office building. The loan amount is $1,350,000 of which IFA would participate 50%.

FINANCING SUMMARY

Obligor: BP Professional Building, LLC.

Guarantor: Dr. Dirk Massie

Security: First mortgage and assignment of rents on office building located at 4111 North Illinois St., Swansea, IL

Structure: $675,000 5.50% 7 year balloon/ 25 year amortization

ECONOMIC DISCLOSURE STATEMENT

Applicant: BP Professional Building, LLC
Organization: Limited Liability Company

PROFESSIONAL & FINANCIAL

Accountant:	Tragesser & Associates, P C		O'Fallon IL
Bank	Community First Bank	Todd Neighbors	O'Fallon IL
IFA Counsel:	Cykema Gosset	David Celliti	Chicago IL

LEGISLATIVE DISTRICTS

Congressional: 12th
State Senate: 57th
State House: 114th

Illinois Finance Authority

Memorandum

To: IFA Board of Directors

From: Sharnell Curtis-Martin

Date: November 14, 2006

Re: **Request to Extend until March 1, 2007 a commitment for a Participation Loan for the Elmhurst Holiday Hotel Corporation d/b/a/ Holiday Inn Elmhurst (Mayan Adventure Indoor Water park by Holiday Inn) (IFA File #B-LL-TX-665)**

Great Bank and Elmhurst Holiday Hotel Corporation d/b/a/ Holiday Inn Elmhurst have requested that IFA approve a 6-month extension to March 1, 2007 on IFA's commitment to its Participation Loan. Construction of the water park is 95% complete and the banker is anticipating a December or January closing.

The Elmhurst Hotel Corporation ("Corporation") is the operator of the Holiday Inn Elmhurst ("Holiday Inn" or the "Hotel"). The Hotel has 237 rooms with a 106 seat restaurant, 92 seat lounge and approximately 3,800 square feet of meeting facilities.

The Hotel's "Holidome" presently houses the exercise room, indoor swimming pool, men's and women's saunas, whirlpool, game room, shuffle board, putting green and basketball court. The indoor water park will be located in the "Holidome" area and the above listed amenities will either be reconfigured around the water park area or be relocated outside. To accommodate the above referenced reconfiguration, approximately 27 hotel rooms presently located on the first floor will be converted to common space around the water park area and provide space for an amusement gaming area, first aid station, dressing rooms, food service and water park mechanical and filtration area.

The facility, to be called Mayan Adventure Indoor Water Park by Holiday Inn, will become a state-of-the-art water park with a theme interior, two large water slides with a 30 foot drop, lazy river, activity pool, whirl pool, kiddie pool, concession area and extensive deck area.

Staff has re-reviewed the financial condition of the applicant with the lender and concluded that the financial condition of the operating company has not adversely changed since October 11, 2005, when the loan was originally presented to the IFA Board.

The internally prepared financial statements as of June 30, 2006 indicate sales revenue of 90 % of forecasted sales and net income of 70 % of forecasted net income. Ratio analysis indicates a debt service coverage ratio of 1.79 times and current ratio of 1.25 times.

A copy of the original project summary presented for Board approval is included with this memorandum to provide a complete overview of the project.
Staff recommends approval of the request.

The voting record of this Participation Loan approval at the October 11, 2005, Board meeting is as follows:

Ayes:	10	Absent:	4 (DeNard, Fuentes, Goetz, Nesbitt)
Nays:	0	Abstentions:	0

The voting record of this Participation Loan extension was approved at the May 9, 2006. Board meeting is as follows:

Ayes:	9	Absent:	6 (Boyles, Leonard, Nesbitt, O'Brien, Rice, Zoeller)
Nays:	0	Abstentions:	0

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY

Project: **The Elmhurst Hotel Corporation d/b/a/ Holiday Inn Elmhurst (Mayan Adventure Indoor Water park by Holiday Inn)**

STATISTICS

Deal Number:	B-LL-TX-665	Amount:	$1,000,000
Type:	Participation Loan	IFA Staff:	Sharnell Curtis Martin
Location:	Elmhurst	SIC Code:	7999

BOARD ACTION

Purchase of Participation Loan from Great Bank – Total Loan Amount $ 9,600,000
$1,000,000 of IFA funds at risk
Collateral is pari passu first position with the bank
Staff recommends approval

PURPOSE

To finance renovations, improvements and legal/professional expenses.

VOTING RECORD

Initial Board consideration, no previous voting record.

SOURCES AND USES OF FUNDS

Sources:	Great Bank	$ 8,600,000	Uses:	Project Costs	$ 5,500,000
	Equity	1,700,000		Refinancing	5,100,000
	IFA	1,000,000		Legal/Professional Fees	700,000
	Total Sources	$11,300,000		Total Uses	$11,300,000

JOBS

Current employment:	75	Projected new jobs:	130
Jobs retained:	N/A	Construction jobs:	40

BUSINESS SUMMARY

Background: The Elmhurst Hotel Corporation ("Corporation") is the operator of the Holiday Inn Elmhurst ("Holiday Inn" or the "Hotel"). The Hotel has 237 rooms with a 106 seat restaurant, 92 seat lounge and approximately 3,800 square feet of meeting facilities.

Mr. Mike Cohen of The Bricton Group, Inc. Hospitality Resources, is a partner in the Corporation as well as the Managing Director of the Hotel. The Bricton Group is a hotel property management firm based in Park Ridge, IL and manages more than 10 properties including: three Hawthorne Suites, two Holiday Inns, two Holiday Inn Express, one DoubleTree, two Microtel Inns, and one Sleep Inn.

The Hotel is located at 624 North York Road on 4.4 acres with 240 parking spaces. Originally built in 1969, the 141,000 square foot Hotel has been expanded in 1975 and 1998.

The Hotel's "Holidome" presently houses the exercise room, indoor swimming pool, men's and women's saunas, whirlpool, game room, shuffle board, putting green and basketball court. The indoor water park will be located in the "Holidome" area and the above listed amenities will either be reconfigured around the water park area or be relocated outside. To accommodate the above referenced reconfiguration, approximately 27 hotel rooms presently located on the first floor will be converted to common space around the water park area and provide space for an amusement gaming area, first aid station, dressing rooms, food service and water park mechanical and filtration area.

Description: The facility, to be called Mayan Adventure Indoor Water Park by Holiday Inn, will become a state-of-the-art water park with a theme interior, two large water slides with a 30 foot drop, lazy river, activity pool, whirl pool, kiddie pool, concession area and extensive deck area. The water park is estimated to be completed by February 2006 and the Hotel will be closed during this four month construction period.

The renovated and repositioned hotel will target the transient business and leisure traveler during the week and the local traveler on the weekends, holidays, summer weekdays and weekends. The strategy will be to have a moderately priced hotel during the week days and a premium priced hotel during traditional peak travel time (weekends and holidays).

The business plan of ownership is to become the leading hotel in the market by incorporating the water park into the hotel and increasing leisure business on the weekends and during the travel months.

The Hotel is in a highly desirable position with respect to competition. Grizzly Jack's Grand Bear Lodge Water Park and Resort in Starved Rock, IL opened over the summer and appears to be the sole competitive property in Mayan Adventure within Illinois. There are at least 18 similar operations in the Wisconsin Dells/Lake Geneva area, three in Minnesota, and three others in Northern Indiana and Michigan. The Corporation's plan is similar to that of another Holiday Inn property located in Indianapolis, IN. During their first year of operations as a water park the Indianapolis property was at near capacity during the summer and weekends.

While this project may appear to be somewhat speculative, this concern is mitigated by the support of the City of Elmhurst, the continued support of Holiday Inn as evidenced by their recently renewed franchise agreement and the commitment of the owners as evidenced by the personal guarantees provided.

FINANCING SUMMARY

Security: Pro-rata first position "pari passu" with Great Bank. The loan will be secured by a first mortgage, assignment of rents and leases on subject property and first priority security interest in all corporate assets and personal guarantees of the individual owners in the Elmhurst Hotel Corporation. The co-borrowers have combined liquid assets of approximately $40 million, excluding the subject property.

Structure: Based on the guidelines of the Participation Lending Program, IFA's interest rate will be 200 basis points below what the Bank is charging the customer. The Bank's interest is a variable rate based on the five year Treasury Note rate (current rate as of 9/30/05 of 4.13%) plus 3%.

Maturity: The loan will have a maturity of five years with a 20-year amortization.

Covenants:
Receipt of Phase 1 Environmental Audit
Receipt of appraisal
Disbursements through Title Company
Inspecting Architect/engineer review of draw requests
Receipt of Borrower's annual Federal Tax Returns
Receipt of Borrower's internally prepared financial statements on a quarterly basis
Receipt of Co-Guarantors annual personal financial statements and tax returns
Eugene Rintels required to maintain minimum 1.5x loan outstanding in marketable securities

ECONOMIC DISCLOSURE STATEMENT

Applicant:	The Elmhurst Hotel Corporation 624 North York Road, Elmhurst, IL (DuPage County)
Project name:	Mayan Adventure Indoor Water Park by Holiday Inn
Location:	624 North York Road, Elmhurst, IL (DuPage County)
Organization:	S Corporation
State:	Illinois
Ownership:	The Elmhurst Hotel Corporation
Land Sellers:	Not Applicable

PROFESSIONAL & FINANCIAL

Accountant:	Robert Farrell & Associates	Rockford	Mark Patterson
Bank:	Great Bank	Algonquin	David Ward
IFA Counsel:	Dykema Gossett	Chicago	Darryl Pierce

LEGISLATIVE DISTRICTS

Congressional:	6 – Henry Hyde
State Senate:	23 – Carole Pankau
State House:	46 – Lee Daniels

CONFIDENTIAL INFORMATION

Est. fee: 70,000 (first year annual interest) Tax ID: 36-3838325

OPERATIONS

Operations: The following information summarizes information from a report, dated January 21, 2005, prepared by Property Valuation Advisors, Inc. The Company was hired by Elmhurst Corporation to complete a Market Value Appraisal to examine general competition among hotels in the Chicago metropolitan area as well as an assessment of competing hotels in the West Suburban (DuPage County) submarket.

Period	**Occupancy Level**	**Average Daily Rate**	**RevPar**
12 Months 2003	56.3%	$78.34	$44.34
12 Months 2004	57.9%	$78.24	$45.31

The hotels included in the competitive set are:

Courtyard Elmhurst by Marriott (140 units)
Country Inn & Suites (92 units)
Holiday Inn Express (100 units)
Holiday Inn Itasca (160 units)
Courtyard by Marriott – Woodale (149 units)
Amerisuites Elmhurst (128 units)
Wyndham Garden – Woodale (161 units)
Hampton Inn – Addison (87 units)

FINANCIALS

The source of equity is cash contributed from the seven guarantors.

Financials: Annual Federal Tax Returns 2002 – 2004
Internally prepared Projected Financial Statements 2005 - 2007

	Year Ended Dec 31			Year Ending Dec 31		
	2002	2003	2004	2005	2006	2007
	(Dollars in 000's)					
Income statement:						
Sales	$4,827	$4,273	$3,928	$2,865	$7,269	$8,934
Net operating income	(693)	(607)	(229)	101	1,657	2,100
Balance sheet:						
Current assets	$1,533	$816	$558	$720	$1,217	$2,937
PP&E	3,853	3,518	3,314	3,082	9,413	9,301
Other assets	5,540	212	307	307	307	979
Total assets	10,926	4,547	4,179	4,109	10,937	13,217
Current liabilities	2,224	954	791	707	791	1,468
Non Current liabilities	9,223	8,651	8,679	8,592	13,679	13,002

Equity	(521)	(5,058)	(5,291)	(5190)	(3,533)	(1,253)
Total liabilities/equity	$10,926	$4,547	$4,179	$4,109	$10,937	$13,217
Ratios:						
Debt coverage	0.99x	1.01x	2.63x	2.26x	6.31x	7.57x
Current ratio	0.69	0.86	0.71	1.02	1.54	2.00
Debt/equity	N/A	N/A	N/A	N/A	N/A	N/A

Discussion: The financial statements for 2005 are the result of eight months of operations as a result of the closing of the Hotel in order to complete the renovations/construction of the new water park. The financial projections beginning in 2006 show the first year operating as a water park with approximately nine months of operation in 2006. Room rates in 2006 and 2007 assume an increase of approximately 30% on weekends and holidays which are expected to be typical high demand days for the facility.

Guarantor	Ownership in Business	Sources of Net Worth	Total Net Worth
Eugene V. Rintels (Credit Score – 765)	23.47%	Real estate, marketable securities, personal property, cash on hand and business assets	$51,396,000
Kenneth and Helen Lindow	17.60%	Real estate, marketable securities and personal property	$8,363,000
David M. and Sharon Lonsway (Credit Score – 748)	23.46%	Real Estate and marketable securities	$3,136,000
Allan N. Niederman (Credit Score – 675)	11.73%	Real estate, marketable securities, cash on hand and personal property	$3,200,000
Richard M. and Betty J. Sobelman (Credit Score – 753)	11.74%	Real estate, marketable securities and personal property	$4,281,000
Edward J. Doherty	5.88%	Real Estate, cash on hand and personal property	$1,574,500
P. Michael Cohen	6.12%	Real estate, retirement accounts, personal property and marketable securities.	$781,000

PROJECT SUMMARY

Loan proceeds will be used to finance the addition, renovations and construction of an indoor water park to the 210-room Holiday Inn Elmhurst (to be known as Mayan Adventure Indoor Water Park by Holiday Inn) located adjacent to I-290 and York Road in Elmhurst, IL (DuPage County). Project costs are estimated as follows:

Water Park Costs/Construction/Equipment	4,300,000
Contingency	800,000
Capitalized Interest	400,000
Total Project Costs	**$5,500,000**

ECONOMIC DISCLOSURE STATEMENT

Ownership: The Elmhurst Hotel Corporation

Kenneth E. Lindow	-	17.60%
Sharon A. Lonsway Trust	-	23.46%
Allan Niederman	-	11.73%
Eugene V. Rintels Trust	-	10.53%
Andrew Rintels Trust No. 3	-	6.47%
Deborah Rintels Trust No.3	-	6.47%
Rachel Sobelman Irrevocable Subchapter S Trust	-	5.87%
Daniel Sobelman Irrevocable Subchapter S Trust	-	5.87%
P. Michael Cohen	-	6.12%
Edward J. Doherty	-	5.88%

Illinois Finance Authority

Memorandum

To:	IFA Board of Directors
From:	Sharnell Curtis-Martin
Date:	November 14, 2006
Re:	**Request to Extend until March 11, 2007 a commitment for a Participation Loan for Midway Broadcasting Company (IFA File #B-LL-TX-668)**

ShoreBank and Midway Broadcasting Company have requested that IFA approve a 6-month extension to March 11, 2007 on IFA's commitment to its Participation Loan. A portion of this project is a renovation project and the construction is approximately 85% complete. The banker from ShoreBank is estimating a December completion and closing.

Midway Broadcasting Corporation ("Midway") is the parent company of WVON-AM, a privately held 1,000-watt radio station with an all-talk format. Midway Broadcasting is a Delaware C-Corporation that was established in December 1976.

The proposed loan will finance the acquisition and renovation and convert a 53,000 square-foot industrial building located at 1000 East 87th Street, Chicago to house a broadcast studio, executive offices, marketing department and historical museum.

Staff has re-reviewed the financial condition of the applicant with the lender and concluded that the financial condition of the operating company has not materially adversely changed since October 11, 2005, when the loan was originally presented to the IFA Board. The compiled financial statements as of December 31, 2005 indicate sales revenue of 94% of forecasted sales and net income of 78% of forecasted net income. Ratio analysis indicates debt service coverage ratio of 1.80 times, current ratio of 1.10 times and debt to equity of 1.18 times.

A copy of the original project summary presented for Board approval is included with this memorandum to provide a complete overview of the project. Staff recommends approval of the request.

The voting record of this Participation Loan approval at the October 11, 2005, Board meeting is as follows:

Ayes: 10	Absent:	4 (DeNard, Fuentes, Goetz, Nesbitt)			
Nays: 0	Abstentions:	0	Vacancy:	1	

The voting record of this Participation Loan extension was approved at the May 9, 2006, Board meeting is as follows:

Ayes: 9	Absent:	6 (Boyles, Leonard, Nesbitt, O'Brien, Rice, Zeller)
Nays: 0	Abstentions:	0

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY

Project: **Midway Broadcasting Company**

STATISTICS

Project Number:	B-LL-TX-668	Amount:	$1,000,000
Type:	Participation Loan	IFA Staff:	Sharnell Curtis Martin
Location:	Chicago	NAICS Code:	515112 - Radio Station

BOARD ACTION

Participation Loan
$1,000,000 IFA funds at risk
Staff recommends approval, subject to conditions

PURPOSE

Provide permanent financing to renovate and convert a 53,000 square-foot industrial building located at 1000 East 87th Street, Chicago to house a broadcast studio, executive offices, marketing department and historical museum.

VOTING RECORD

No voting record. This is the first time that the IFA Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	IFA Participation:	$1,000,000	Uses:	Project Costs	$2,715,000
	ShoreBank Mortgage	2,000,000		Capitalized Interest	170,000
	ShoreBank Equip. Loan	500,000		Refinance Mortgage	950,000
	Midway/Equity:	500,000		Refinance Bridge Loan	100,000
				Closing Costs:	65,000
	Total:	$4,000,000		Total:	$4,000,000

JOBS

Current employment:	22.5	Projected new jobs:	7.5
Jobs retained:	22.5	Construction jobs:	10 (12 months)

BUSINESS SUMMARY

Description: Midway Broadcasting Corporation ("Midway") is the parent company of WVON-AM, a privately held 1,000-watt radio station with an all-talk format. Midway Broadcasting is a Delaware C-Corporation that was established in December 1976.

Background: WVON has been an important institution in Chicago's African-American community since the 1960s. WVON began operations in 1963 with a Rhythm and Blues (R&B) format and was consistently ranked among the top 5 radio stations in terms of listeners in the Chicago market. When African-Americans were actively involved in the Civil Rights Movement, WVON was a leading source of information for local and national affairs. Between 1969 and 1986, the station experienced several management and ownership changes. In 1976, Pervis Spann and Wesley South formed Midway Broadcasting Corporation and purchased the 1450 frequency. In 1986 Wesley South changed WVON's format from music to talk, providing Chicago with its first African-American radio format. Since then, it has provided a forum for African-Americans to discuss current, social, economic and political issues and a platform for Black Chicago to air its concerns, voice its differences and discuss the issues that affect the African-American society.

Currently WVON is the only station with this format and target audience in the Chicago radio market. WVON has over 350,000 listeners weekly that have the following demographics:

Race: African American 93%, White 4%, Hispanic 2%, Other 1%
Gender: Male 57%, Female 43%
Age: 18 to 25 – 2%
25 to 54 – 73%
54 to 65 – 13%
Over 65 – 12%
Homeowners -59%, Renters - 41%
Income Range: $25,000 - $80,000

Melody Spann-Cooper has served as Midway's President and General Manager since 1996 and has grown revenue from $600,000 to over $2,100,000 at present. Before then she served as WVON's Program Director since 1989. Ms. Spann-Cooper was appointed by a judge in 1996 to run the station during litigation over ownership issues. This move was made permanent under an April 2002 settlement agreement that gave Mrs. Spann Cooper control of Midway. She also has the proxy rights for her father's shares. Mrs. Spann-Cooper holds a BS degree in Criminal Justice from Loyola University.

Pervis Spann, C.E.O., is the father of Melody Spann-Cooper and was an original owner and founder of Midway Broadcasting. He continues to host "Blues & More" on Mondays though Thursdays from 12am to 5am.

Industry Analysis: The biggest challenge for Midway will be feigning off conglomerates, including Clear Channel and XM Satellite. Shore Bank believes that these entities may seek to enter WVON's market niche but takes comfort in published articles that have sited its strong ties to the community. These analysts expect the large conglomerates to compete with WVON for ad revenue but doubt that they will be able to replicate WVON's ties to the community that have been established over many years.

Shore Bank anticipates that advertising spending will accelerate following years of gradual recovery from the impact of the 2001 recession. Drivers behind this growth are improving economic and employment outlooks, strengthening local markets, increased spending for political campaigns and sporting events.

A forecast prepared some time ago noted that radio broadcasting expenditures from advertising and satellite radio increased 1.3 percent to $19.7 billion in 2003. Total spending on broadcast radio advertising increased a slight 1.0 percent to $19.6 billion in 2003, lagging nominal GDP expansion for only the second time in more than a decade. Spending on satellite radio grew 392.7

percent to $95.1 million in 2003. Total broadcast & satellite radio spending is forecast to grow at a compound annual rate of 7.9 percent from 2003 to 2008, reaching $28.8 billion in 2008.

The Project: Midway purchased the former Soft Sheen Products, Inc. facility located at 1000 East 87th Street in Chicago in May 2003 for $950,000. The property consists of a 53,123 square-foot masonry industrial building sited on 2 acres of land. The building was erected in 1946 and a second story addition was constructed in 1982. The property has not been improved since the purchase and has been vacant but for nearly 3 years. The owners anticipate the following uses for the space:

Offices and Studio (WVON/Midway Broadcasting) -	17,000 SF (32%)
Warehouse Space (Midway Broadcasting) -	10,600 SF (20%)
Rentable Warehouse/Office Space -	25,400 SF (48%)
Total Square Footage	53,000 SF (100%)

Midway Broadcasting currently operates out of a building that it owns on land that is located at 3350 South Kedzie in Chicago and is leased from the City Water Reclamation District. The asking price is $375,000. Job Corps operates near this building and has expressed interest but needs government funds to complete the purchase.

Ms. Spann-Cooper purchased the building to begin implementing a strategy to transform Midway Broadcasting into a multi-media conglomerate beyond radio to include a television production facility, recording studios and an interactive museum chronicling the early days of urban radio.

Upon conversion of the property, Midway plans to expand operations to include a multi-media complex that will house radio, television production and other broadcast media operation to ultimately operate on a continuous basis. WVON currently shares its frequency and is on for 15 hours a day (5am to 1pm and 10pm to 5am and special Tuesday midday programming) during the workweek. Ms. Spann-Cooper is seeking to expand programming and to target niches to attract younger listeners.

FINANCING SUMMARY

Obligor: Midway Broadcasting Company

Guarantor: Midway Broadcasting Company and Melody Spann-Cooper

Security: Pro-rata position *"pari passu"* with Shore Bank, Chicago. In the event of a default on this loan, IFA's standard participation agreement provides that the IFA/Bank loan will be paid prior to all other loans including lines-of-credit that the borrower may have established with the Bank.

Structure: IFA will participate in the permanent financing upon completion of construction. Pursuant to Participation Loan guidelines, IFA will lend at a rate of interest that is 200 basis points below the Bank's rate, for a term that will not exceed 10 years, including extensions.

PROJECT SUMMARY

This loan will be used to provide permanent financing to renovate and convert a 53,000 square-foot industrial building located at 1000 East 87th Street, Chicago to house a broadcast studio, executive offices, marketing department and historical museum. Proceeds will be used to refinance a line of credit that will provide construction financing, refinance a mortgage and bridge loan that finance the building acquisition and renovation costs, capitalize interest and pay closing costs and fees.

Project costs are estimated in the following amounts:

Construction costs:	$1,726,000
Equipment	485,000
Pre-construction services	110,000
Drawings	25,000
General Conditions	65,200
Builder's Risk and Liability Insurance	6,600
Permits	20,000
Fees and Licenses	77,000
Contingency	180,200
Total	$2,715,000

Rebar Joint Venture is the general contractor and project manager. Johnson & Lee Architects is the project architect.

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Midway Broadcasting Company, 1000 E. 87th Street, Chicago, Illinois 60619 (Contact: Melody Spann-Cooper)
Organization:	Delaware C-Corporation incorporated in December 1976

PROFESSIONAL & FINANCIAL

Accountant:	Rodney Brown & Company	Hazel Crest, IL
Bank	Shore Bank	Chicago, IL
IFA Counsel:	Dykema Gossett	Chicago, IL

LEGISLATIVE DISTRICTS

Congressional:	1	Bobby Rush
State Senate:	17	Donne E. Trotter
State House:	33	Marlow Colvin

Illinois Finance Authority
Memorandum

To: IFA Board of Directors

From: Sharnell Curtis-Martin

Date: November 14, 2006

Re: **Request to increase the Bond Size for Jackson Park Hospital Foundation (IFA File # N-NP-TE-CD-664)**

The IFA Board approved a $10 million 501(c)(3) preliminary bond resolution for Jackson Park Hospital Foundation at the October 11, 2005 IFA Board Meeting. As a result of significant improvement to Jackson Park's financial performance, the hospital had decided to increase the project in order to make much needed renovations and improvements to the hospital's facilities. The Applicant requests an increase in the project size to a not-to-exceed amount of $80,000,000.

The proposed project will now provide for the renovation of the hospital's Emergency Room, Medical/Surgical Unit, Behavioral Health Unit, various interior renovations, a new 400 car parking structure, construction of a new building addition which will house the area of obstetrics/gynecology and neonatal care area, the acquisition of land and equipment. In addition to project costs, bond proceeds will also fund a debt service reserve, pay capitalized interest and to pay bond issuance costs.

Staff has reviewed the financial condition of the applicant and concluded that the financial condition of the operating company has not adversely changed since October 11, 2005, when the bond was originally presented to the IFA Board. A copy of the revised project summary to be presented for Board approval is included with this memorandum to provide a complete overview of the project.

Staff recommends approval of the request.

The voting record of this 501(c)(3) Bond approval at the October 11, 2005, Board meeting is as follows:

Ayes:	10
Nays:	0
Abstentions:	0
Absent:	4 (DeNard, Fuentes, Goetz, Nesbitt)
Vacancy:	1

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY

Project: Jackson Park Hospital Foundation

STATISTICS

Deal Number:	H-HO-TE-CD-664	Amount:	$80,000,000 (not-to-exceed amount)
Type:	501(c)(3) Bonds	IFA Staff:	Sharnell Curtis Martin
Location:	Chicago	SIC Code:	8060 (Hospitals)

BOARD ACTION

Amendatory Bond Resolution
501(c)(3) Bonds
No IFA funds at risk

Staff recommends approval
Conditions: Minimum $100,000 Denominations
Sophisticated Investor Letter

PURPOSE

Bond proceeds will be used to finance the acquisition of land and equipment, construction and renovations, fund debt service reserve, pay capitalized interest and pay certain bond issuance costs.

IFA CONTRIBUTION

Federal Tax-Exempt interest on 501(c)(3) Revenue Bonds.

VOTING RECORD

Preliminary Resolution: October 11, 2005

Ayes: 10 Nays: 0 Abstentions: 0 Vacancies: 1
Absent: 4 (DeNard, Fuentes, Goetz, Nesbitt)

SOURCES AND USES OF FUNDS

Sources: IFA Bond	$75,000,000	Uses:	Project Costs	$59,550,000
			Capitalized Interest	8,600,000
			Debt Service Reserve	6,000,000
			Bond Issuance Costs	850,000
Total Sources	$75,000,000	Total Uses:		$75,000,000

JOBS

Current employment:	607	Projected new jobs:	66
Jobs retained:	N/A	Construction jobs:	250 (42 months)

BUSINESS SUMMARY

Background: Jackson Park Hospital Foundation ("JPH" or "Hospital") is an Illinois not-for-profit cooperation established in 1913 and received its not-for-profit classification in April 1967. Jackson Park Hospital was originally a 75 bed private community hospital. Presently JPH is a 336 bed facility that serves the southeast side of Chicago. The day to day operations of the hospital are managed by Merritt J. Hasbrouck, President and G. Randall Smith, Executive Vice President. Mr. Hasbrouck has been a member of JPH management for more than 30 years.

On April 1, 1967 the hospital was purchased by the Jackson Park Hospital Foundation at which time JPH became a 501(c)(3) organization. From 1969 through 1981 JPH undertook capital improvement projects including: addition of a psychiatric wing and the construction of a 177 bed medical surgical wing.

The proposed project will now provide for the renovation of the hospital's Emergency Room, Medical/Surgical Unit, Behavioral Health Unit, various interior renovations, a new 400 car parking structure, construction of a new building addition which will house the area of obstetrics/gynecology and neonatal care, the acquisition of land and equipment which includes diagnostic radiology equipment, communications equipment and life safety equipment. In addition to project costs, bond proceeds will also fund a debt service reserve, pay capitalized interest and to pay bond issuance costs.

FINANCING SUMMARY

Security: The bonds will be secured by a mortgage on the subject property as well as a collateral pledge of payments the Hospital is entitled to receive from the Illinois Department of Public Aid. The CHAP (Critical Hospital Adjustment Payments) program is part of a broader program through which the Department reimburses hospitals throughout the State of Illinois for various services provided to the poor. Historical CHAP payments have totaled approximately $7 million in 2003, $11.3 million in 2004, 9.7 million in 2005 and $11.1 million in 2006. JPH has received approximately $6.8 million of a $12 million allocation to date for fiscal year 2007.

Structure: The Bonds will be unrated and uninsured and sold in minimum $100,000 denomination to Sophisticated Investors. The transaction will be a Limited Public Offering at a fixed at a rate 6%.

Maturity: 30 Years

PROJECT SUMMARY

Bond proceeds will be used to finance the renovation and construction of facilities to be located at 7531 Stony Island Avenue, Chicago, IL (Cook County), acquisition of land located at 1637 East 75th Street, in Chicago (Cook County) finance the acquisition of equipment, fund a debt service reserve, pay capitalized interest and pay certain bond issuance costs. Project costs are estimated as follows:

Construction/Renovations	$49,630,000
Equipment	6,200,000
Contingency	3,000,000
Land	720,000
Total Project Costs	$59,550,000

ECONOMIC DISCLOSURE STATEMENT

Applicant:	Jackson Park Hospital Foundation 7531 Stony Island Avenue, Chicago, IL 60649 (Cook County) Mr. Randall Smith, Executive Vice President, Phone (773) 947-7830, Fax (773) 947-7962	
Location:	7531 Stony Island Avenue, Chicago, IL 60649	
Organization:	501(c)(3) Organization	
State:	Illinois	
Board Members:	Dr. Arol Augsburger	Dr. Bangalore R. Murthy
	James I Clark	Dr. Haroon Olomi
	Dr. Lakshmi Dodda	Dr. Cristina Padlan
	Dr. William O. Dorsey, III	Alderman Todd Stroger
	Dr. Harshad Mehta	Dr. Elmer Washington
	Kay L. Murray	
Land Sellers:	City of Chicago and Mr. Jack Batuello	

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	Seyfarth Shaw Fairweather & Geraldson	Chicago	Alvin Kruse
Accountant:	Hill Taylor, LLC	Chicago	Kenneth Yu
Bond Counsel:	Schiff Hardin Waite	Chicago	Don Kreger
Underwriter:	SBK Brooks Investment Corp.	Chicago	Wayne Pierce
Underwriter's Counsel:	Katten Muchin and Rosenman	Chicago	Lew Greenbaum
Issuer's Counsel:	Burke Burns & Pinelli	Chicago	Mary Anne Murray
Trustee:	Amalgamated Bank	Chicago	Christine Linde

LEGISLATIVE DISTRICTS

Congressional:	1 – Bobby L. Rush
State Senate:	17 – Donne Trotter
State House:	25 – Barbara Flynn Currie

Illinois Finance Authority

Memorandum

To:	IFA Board of Directors
Date:	November 14, 2006
From:	Cory E. Mitchell, Ag Funding Manager
RE:	Amendatory Resolution to increase the original agri-debt guarantee extension presented at the October 10, 2006 IFA Board Meeting from $193,043 to 199,043 for Thomas Walbaum.

An Agri-Debt Guarantee Extension loan in the amount of $193,043 was originally approved for Thomas Walbaum on October10, 2006 to extend the final 10 years of a 30 year amortization for agricultural debt. There was an honest error or misrepresentation of dollar amounts by the borrower on the application when presented to the IFA Board of Directors on October 10, 2006. However, all financial calculations including debt coverage and loan to value were figured using the $199,043 figure.

Staff recommends approval of the request.

The voting record of this 501(c)(3) Bond approval at the October 11, 2005, Board meeting is as follows:

Ayes:	10
Nays:	0
Abstentions:	0
Absent:	4 (DeNard, Fuentes, Goetz, Nesbitt)
Vacancy:	1

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
October 10, 2006

Project: **Thomas E. Walbaum**

STATISTICS

Project Number:	A-DR-GT-6199	Amount:	$193,043.00
Type:	Agri-Debt Guarantee Extension	IFA Staff:	Cory Mitchell
Location:	Pleasant Plains		

BOARD ACTION

Approval to initiate an 85% loan guarantee in favor of State Bank of Ashland in Ashland, Illinois
$164,086.55 of State Agricultural Risk Reserve Funds at risk.
Staff recommends approval, subject to satisfying all conditions of the bank loan.

PURPOSE

The loan proceeds will be used to refinance an existing term debt loan with State Bank of Ashland in Ashland Illinois. The loan was originally funded in 1986 and guaranteed by IFDA. The loan is available for one remaining 10 year extension under the Agri-Debt Guarantee program.

VOTING RECORD

None. This is the first time that this project has been presented to the IFA Board of Directors.

SOURCES AND USES OF FUNDS

Sources: IFA	$164086.55	Uses:		
Ashland State Bank	$28,956.45		Refinance Debt	$199,043
Total	**$193,043.00**	**Total**	**$199,043**	

JOBS

Current employment:	N/A	Projected new jobs:	0
Jobs retained:	N/A	Construction jobs:	0

BUSINESS SUMMARY

Background: Tom and Lois Walbaum farm in the Pleasant Plains area in Sangamon County. They operate a 2200 acre corn and soybean farm. In 1986 Tom experienced a major drought and divorce and was unable to meet all of his obligations. Once re-structured on our guarantee he hasn't missed a payment since. Off farm income comes from Lois's retirement from the US Postal Service.

Project Rationale: The Walbaums current loan at State Bank of Ashland was originated in 1986 with an IFDA guarantee. Under the terms of the program, the borrower is eligible for a 30 year loan term. With the approval of one remaining 10 year term, the borrowers will be able to maintain a positive cash flow by obtaining a lower interest rate on the loan due to the IFA guarantee.

Transaction: The remaining loan balance of $199,043.00 will be refinanced for 10 years.

FINANCING SUMMARY

Borrower: Thomas E. Walbaum and Lois Ann Walbaum

Security: 1st lien position on all equipment now owned or hereafter acquired.

Structure: 10 year term and amortization with annual principal and interest

PROJECT SUMMARY

The loan proceeds will be used to refinance an existing debt-restructured loan with State Bank of Ashland

ECONOMIC DISCLOSURE STATEMENT

Applicant: Thomas E. Walbaum and Lois Ann Walbaum

Location: 14981 Walbaum Road, Pleasant Plains, IL 62677 County: Sangamon

Organization: Sole-Proprietor

State: Illinois

Ownership: Thomas E. Walbaum and Lois Ann Walbaum

PROFESSIONAL & FINANCIAL

Accountant: Klemm Tax Service, Inc. Lincoln, Illinois

Attorney: n/a

Bank: State Bank of Ashland, Gary Gabehart, Lender

LEGISLATIVE DISTRICTS

Congressional: 18th Ray LaHood
State Senate: 50th Larry Bomke
State House: 100th Rich Brauer

MEMORANDUM

TO: IFA Board of Directors

FROM: Jim Senica

DATE: November 14, 2006

RE: CoBatCo Participation Loan Extension Request
Project No. B-LL-TX-689

CoBatCo is an Illinois S corporation located in Peoria that manufactures commercial stainless steel food equipment and distributes proprietary baking mixes.

Heartland Bank and Trust Company and CoBatCo have requested that IFA approve a 6-month extension to November 8, 2007, on IFA's commitment to its Participation Loan. IFA is committed to the financing after the construction of a plant expansion and the purchase of new equipment is completed and the permanent financing is established. The Board originally approved this project on November 8, 2005, with the usual six-month commitment, expiring on May 8, 2006 and a six-month commitment extension expiring November 8, 2006. Construction is proceeding quite well but delays in obtaining required materials such as stainless steel have extended the construction process period by severl months. Management anticipates the project to be completed in the early months of 2007 with closing of this loan to follow shortly thereafter.

Staff has re-reviewed the financial condition of the applicant with Don Shafer, the banker at Heartland Bank and Trust Company and concluded that the financial condition of the Company has not materially changed since May 8, 2006, when the loan was presented to the IFA Board for the first commitment extension. A copy of the original project summary presented for Board approval is included with this memorandum to provide a complete overview of the project.

Staff recommends approval of the request.

The voting record of this Participation Loan as originally approval at the November 8, 2005, Board meeting is as follows:

Ayes:	10	Absent:	5 (Boyles, DeNard, Herrin,O'Brien & Zeller)
Nays:	0	Abstentions:	0

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
November 8, 2005

Project: **CoBatCo**

STATISTICS

Project Number:	B-LL-TX-689	Amount:	$500,000
Type:	Participation Loan	IFA Staff:	Jim Senica
Location:	Peoria		

BOARD ACTION

Purchase of Participation Loan from Heartland Bank and Trust Company, Peoria, IL
$500,000 IFA funds at risk
Staff recommends approval

PURPOSE

Finance the construction of a plant expansion and the purchase of new equipment.

VOTING RECORD

No voting record. This is the first time that the IFA Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	IFA Participation:	$500,000	Uses:	Building Construction	$500,000
	Heartland Bank:	500,000		New Equipment	500,000
	Total	$1,000,000		Total	$1,000,000

JOBS

Current employment:	40	Projected new jobs:	4
Jobs retained:	NA	Construction jobs:	(15/6 months)

BUSINESS SUMMARY

Background: CoBatCo is an Illinois S corporation established in May, 1985, by Amy L. and Donald O. Stephens to engage in the manufacture of stainless steel food equipment.

Operations: The primary business of CoBatCo is the manufacturing of commercial stainless steel food equipment and the distribution of proprietary baking mixes. The commercial food equipment consists of electric tabletop baking units used for breakfast waffles, waffle cones, baked donuts, baked corn dogs and baked specialty salad shells. The multiple baking mixes used with the bakers are blended and packaged at four different co-packing businesses outside the state of Illinois.

CoBatCo's current volume of baking mixes is approximately three million pounds annually. The blending and packaging of these mixes at the various out-of-state flour mills presents opportunities for the Company to pursue cost savings, improved quality control, increased product security and timeliness, by consolidating mixing operations at their Peoria plant.

CoBatCo's customer base is very broad including such well-known eateries as Bob Evans Restaurants, (589 locations), Country Kitchens (225 locations), and Carvel (400 locations). Additionally, the Company has a number of accounts outside of the U.S., with export business accounting for approximately 23% of the sales volume.

The project: CoBatCo has established a relationship with the U.S.D.A. Laboratory in Peoria and has initiated steps to become the sole manufacturer of a fat substitute product called Fantesk which was invented at the U.S.D.A. Lab. The product currently has existing users that have been relying on the Lab to make the product. The project presented in this report entails financing for the acquisition of new equipment and modifications to the Company's existing manufacturing facility to accommodate the manufacture of Fantesk as well as consolidating mix blending and packaging in Peoria. The project will allow the Company to mix and blend dry flour products in Peoria instead of using three co-packers located in Michigan, Oklahoma and Texas. The Company will continue to use a California co-packing operation for its west coast customers as increased shipping costs to that area associated with blending the mixes in Peoria would outweigh any savings resulting from consolidation.

FINANCING SUMMARY

Obligor: CoBatCo

Guarantors: Donald O. and Amy L. Stephens

Repayment: In the event of a liquidation of our collateral (all real estate, equipment and machinery), proceeds will be applied first to repay the subject loan before paying any other credit facility.

ECONOMIC DISCLOSURE STATEMENT

Applicant: CoBatCo
Organization: Illinois S Corporation
Ownership: Donald O. and Amy L. Stephens

PROFESSIONAL & FINANCIAL

Bank	Heartland Bank and Trust Company	Peoria	Donald L. Shafer
IFA Counsel:	Dykema Gossett PLLC	Chicago	David Cellitti

LEGISLATIVE DISTRICTS

Congressional: 18 – Ray LaHood
State Senate: 37 – Dale Risinger
State House: 73 – David Leitch

MEMORANDUM

TO: IFA Board of Directors

FROM: Jim Senica

DATE: November 14, 2006

RE: IMT Real Estate, L.L.C. Participation Loan Extension Request
Project No. B-LL-TX-6090

IMT Real Estate, L.L.C. is an Illinois Limited Liability Company established to own the real estate located at 1961 Edgewater Drive, North Pekin, Illinois, in which Illinois Machine and Tool Works operates. Illinois Machine and Tool Works manufactures equipment components for the construction and agricultural equipment industries.

Heartland Bank and Trust Company and IMT Real Estate, L.L.C. have requested that IFA approve a 6-month extension to May 9, 2007, on IFA's commitment to its Participation Loan. IFA is committed to the financing after the construction of a new manufacturing building is completed and the permanent financing is established. The Board originally approved this project on May 9, 2006, with the usual six-month commitment, expiring on November 9, 2006. Construction is proceeding quite well, however, material procurement delays along with inclement weather have delayed completion of the project. Management anticipates the project to be completed in the early months of 2007.

Staff has re-reviewed the financial condition of the applicant with the lenders and management. 2006 interim financial statements of Illinois Machine and Tool Works (the operating Company and ultimate source of repayment on this loan) for the 9-month period ending September 30, 2006 indicate that the Company has generated a profit of $1,620,501 on revenues of $20,870421.57,
which would place the Company in good position to approach the projected revenue goal of $28.8 million. A copy of the original project summary presented for Board approval is included with this memorandum to provide a complete overview of the project.

Staff recommends approval of the request.

The voting record of this Participation Loan as originally approval at the May 9, 2006, Board meeting is as follows:

Ayes:	10	Absent:	3 (Goetz, Herrin, Leonard)
Nays:	0	Abstentions:	0

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
May 9, 2006

Project: **IMT Real Estate, L.L.C.**
(Illinois Machine and Tool Works)

STATISTICS

Project Number:	B-LL-TX-6090	Amount:	$1,000,000
Type:	Participation Loan	IFA Staff:	Jim Senica
Location:	North Pekin		

BOARD ACTION

Purchase of Participation Loan from Heartland Bank & Trust Company
$1,000,000 IFA funds at risk
Staff recommends approval

PURPOSE

Proceeds will be used to finance the construction of a new manufacturing building.

VOTING RECORD

No voting record. This is the first time the IFA Board of Directors has reviewed this project.

SOURCES AND USES OF FUNDS

Sources:	IFA Participation:	$1,000,000	Uses:	Building Construction	$2,000,000
	Heartland Bank & Trust:	1,000,000		Total	$2,000,000
	Total	$2,000,000			

JOBS

Current employment:	135	Projected new jobs:	12
Jobs retained:	NA	Construction jobs:	(50/6 months)

BUSINESS SUMMARY

Background: IMT Real Estate, L.L.C. is an Illinois Limited Liability Company established to own the real estate located at 1961 Edgewater Drive, North Pekin, Illinois, in which Illinois Machine and Tool Works operates. Originally founded in 1966 as Tompco, Illinois Machine and Tool Works was purchased by current owners Mark and May Markovich in 1993 and engages in the manufacture of products for the construction and agricultural equipment industries.

Operations: Illinois Machine and Tool Works manufactures equipment components for the construction and agricultural equipment industries. The Company's extensive product listing includes such items as adaptors, arm assemblies, trunnions, blocks, brackets, caps, connectors, counterweights, couplings, covers, cylinders, elbows, flanges, heads, flywheels, housings, levers, manifolds, pins, plates, cylinder liners, pulleys, plugs, rings, shafts, sheaves, shims, spacers, supports, yokes, valve bodies and many other machined components. Material machined includes iron castings, barstock, steel forgings, steel castings, aluminum casting and stainless steel. Customers of the Company would typically be involved in the construction equipment industry (Caterpillar), the diesel engine industry (Caterpillar and Cummins Diesel), agricultural equipment industry (John Deere), engine transmission and compressor industry and the pressure regulator/valve body component industry. Illinois Machine and Tool is QS9000 registered, evidencing the Company's strong commitment to quality.

The Project: IMT Real Estate, L.L.C. is planning to construct a new manufacturing building to complement its existing 45,000 square foot plant in North Pekin. The Company is leasing additional space in East Peoria and feels the time is right to expand on their 18 acres of land, consolidating all operations in one location. The expansion will enable the Company to increase manufacturing capabilities and will allow them to significantly reduce transportation costs and lost production time associated with operating in several locations. Total cost of the project is expected to approximate $2,000,000. The Company is anticipating increasing its workforce by 9%.

FINANCING SUMMARY

Obligor: IMT Real Estate, L.L.C.

Guarantors: Mark and Mary Markovich, Illinois Machine and Tool Works

Repayment: In the event of a liquidation of our collateral, proceeds will be applied first to repay the subject loan before paying any other credit facility.

ECONOMIC DISCLOSURE STATEMENT

Applicant: IMT Real Estate, L.L.C.
Organization: Illinois Limited Liability Company
Ownership: Mark and Mary Markovich, each 50%

PROFESSIONAL & FINANCIAL

Banker:	Heartland Bank & Trust Company	Peoria	Don Shafer

LEGISLATIVE DISTRICTS

Congressional: 18 – Ray LaHood
State Senate: 46 – George P. Shadid
State House: 91 – Michael K. Smith

MEMORANDUM

TO: IFA Board of Directors

FROM: Jim Senica

DATE: November 14, 2006

RE: Pere Marquette Hotel Associates, L.P. Participation Loan Extension Request
Project No. B-LL-TX-582

The Hotel Pere Marquette is a historic, full service hotel located in the heart of Peoria's business and entertainment district.

National City Bank and Pere Marquette Hotel Associates have requested that IFA approve a final 6-month extension toApril 12, 2007, on IFA's commitment to its Participation Loan. IFA is committed to the financing after the Hotel's refurbishment is completed and the long-term financing is established. The Board originally approved this project on April 12, 2005, with the usual six-month commitment, expiring on October 12, 2005, a first six-month commitment extension expiring on April 12, 2006, and a second six-month commitment extension expiring on October 12, 2006. The hotel is currently undergoing an extensive renovation that will completely revitalize its 288 rooms, conference and banquet facilities, hotel lobby and dining facilities to insure that this hotel property, very important to the City of Peoria, maintains its vitality to assist in fostering downtown economic development. The banquet and conference rooms' renovations as well as all of those relating to the guest rooms and hallways have been completed and management's expectation is that the full renovation should be finished December 1, 2006. It is anticipated that closing of this loan will follow shortly. Management has indicated that higher than anticipated occupancy of the hotel during key potential construction periods, difficulties in obtaining needed materials because of the hurricane disasters in the Gulf Coast region and the mandated use by Caterpillar of local contractors all have contributed to longer than usual delays in completing the project.

Staff has re-reviewed the financial condition of the applicant with the lenders and management. 2006 interim financial statements of the hotel for the 9-month period ending September 30, 2006 indicate that the hotel has generated a profit of $605, 744.78 on revenues of $4,332,008. Revenues are up nearly $800,000 over the same period last year. Hotel management has indicated that occupancy rates have increased as have the number of conventions and banquet functions returning to the hotel upon groups learning that the renovations are nearly completed. Advanced bookings are up for 2007 as preparation is being made for the expanded Peoria Civic Center grand opening. A copy of the original project summary presented for Board approval is included with this memorandum to provide a complete overview of the project.

Staff recommends approval of the request.

The voting record of this Participation Loan as originally approval at the April 12 2005, Board meeting is as follows:

Ayes:	10	Absent:	3 (Goetz, Herrin, Leonard)
Nays:	0	Abstentions:	0

ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY

Deal: Pere Marquette Hotel Associates, L.P.

STATISTICS

Deal Number:	B-LL-TX-582	Amount	$1,000,000
Type:	Participation Loan	IFA Staff:	Jim Senica
Location:	Peoria	Est fee:	$37,500

BOARD ACTION

Purchase of Participation Loan from National City Bank - Peoria
$1,000,000 IFA Treasury Funds at risk.
Collateral is ***pari passu*** first position with the banks listed below under the caption *"Sources"*.
Staff recommends approval.

PURPOSE

Loan proceeds will be used to finance the refurbishment of the 288-room Hotel Pere Marquette and to pay off the remaining existing mortgage on the building.

VOTING RECORD

Initial board consideration, no voting record.

SOURCES AND USES OF FUNDS

Sources:	IFA	$1,000,000	Uses: Project Costs	$8,145,000
	National City Bank	2,500,000	Total	$8,145,000
	Commerce Bank	1,500,000		
	Heartland Bank	1,000,000		
	Caterpillar, Inc.	1,400,000		
	Partnership Equity	745,000		
	Total	$8,145,000		

JOBS

Current employment:	200	Projected new jobs:	5
Jobs retained:	200	Construction jobs:	50

BUSINESS SUMMARY

Background: Pere Marquette Hotel Associates, L.P. is a limited partnership that owns the Hotel Pere Marquette in Peoria, Illinois. The partnership acquired the hotel in 1982 and undertook a major renovation of the hotel at that time. The partnership invested $4.5 million in capital, secured bond financing in the amount of $13 million and secured a $2 million UDAG grant for the construction of a 240-space parking garage for the exclusive use of the hotel. During its ownership period, the partnership invested $5 million in refurbishment, paid off over $10.5 million in bond financing and repaid $2 million of the UDAG grant. The partnership now desires to undertake a $5 million renovation of the hotel and pay off the remaining outstanding bonds which will terminate existing credit enhancement costs. To accomplish this, the partnership is seeking $6 million in first mortgage financing from a consortium of local banks and IFA. Caterpillar, Inc., Peoria's largest employer, will lease one floor (30 guestrooms) of the hotel (annual lease payments of $1,160,000 payable quarterly in advance) and provide $1.4 million of additional funds for the hotel's renovation project.

Description: Built in 1926 at a cost of $2.5 million (a substantial amount of money even by today's standards) and opened in 1927, the Hotel Pere Marquette is a full service hotel located in the heart of Peoria's business and entertainment district. The hotel is 15 minutes from the greater Peoria Regional Airport (with complimentary shuttle service), 2 blocks from Caterpillar World Headquarters, 4 blocks from the Illinois riverfront attractions and the closest hotel to the Peoria Civic Center (1/2 block away). In fact, the City and the Civic Center consider this hotel to be the primary hotel for the Civic Center activities. (It is important to note that the Civic Center will be doubling its size with a $60 million expansion in the next year to accommodate larger conventions and entertainment acts, bringing much additional business to the hotel.)

The extensive renovation, completed by the partnership in 1984, resulted in a hotel of very contemporary standards while maintaining the historic ambience of the original building. The property was placed on the National Register of Historic Places immediately after the renovation.

The Hotel Pere Marquette includes 288 guest rooms and suites (251 guest rooms, 6 VIP Jacuzzi suites, 13 hospitality suites and 18 junior suites), including two floors designated for Caterpillar Corporate customers. The hotel maintains up-scale, full-service dining in "Carnegie's", coffee shop service in the American Café, entertainment in the Rendevous Lounge, room service, gift shop, over 18,000 square feet of meeting space, including 7,500 square feet of the hotel's grand Marquette Ballroom, irons/ironing boards, coffee maker and hair dryer in each room, complete fitness center and free parking in the attached parking deck. In its 78 years of operations, the hotel has played host to several U.S. Presidents, other Heads of State and International dignitaries as well as many popular entertainers.

Remarks: The $5,000,000 renovation of the hotel will encompass the following items:

HVAC system upgrade

Exterior improvements and updates

Reconfiguration and updates to the restaurants, ballrooms, reception and lobby areas

Renovation and upgrade to 263 of the 288 rooms including new beds, wall coverings, fixtures, artwork and addition of desks

Upgrade of corridors including lighting, wall coverings and carpeting

Operations: The following table summarizes information from a report, dated June 15, 2004, prepared by Horwath Horizon Hospitality Advisors, LLC. The Company was hired by Pere Marquette Hotel Associates, L.P. to complete a performance review of the Hotel. They identified three distinct competitive market sets of lodging properties that included downtown Peoria competitors and full-service hotels in Springfield, Illinois, with which the Hotel Pere Marquette also competes for in-state meeting business.

	Competitive Set			Peoria MSA			Hotel Pere Marquette		
	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
1998	58%	$71	$41	65%	$57	$37	64%	$74	$47
1999	56%	$75	$42	63%	$59	$37	62%	$75	$46
2000	57%	$75	$43	57%	$60	$34	59%	$76	$45
2001	60%	$76	$46	61%	$61	$37	57%	$80	$45
2002	60%	$76	$46	60%	$62	$37	57%	$79	$45
2003	59%	$78	$46	61%	$61	$37	61%	$80	$49

The hotels included in the competitive set are shown below:

Competitive Set

Property	Rooms
Hilton Springfield	366
Holiday Inn Peoria City Center	327
Renaissance Springfield Hotel	316
Hotel Pere Marquette	*288*
Crowne Plaza Springfield	288
Radisson of Peoria (Formerly Jumers Castle Lodge)	175
Mark Twain Hotel Peoria	110
Staybridge Suites Peoria	106
Total	1,976

The information presented above indicates that the Hotel Pere Marquette's occupancy rates and revenues per available room (RevPAR) exceed those of the hotels in the competitive set in 4 of the 6 years presented. Except for years 2001 and 2002 (when business and convention travel was severely curtailed following the 9/11 events) the Pere Marquette's occupancy virtually mirrored those experienced by other hotels in the Peoria MSA. Because of the generally higher room rates at the Pere Marquette, revenues earned per available room exceeded those of most other hotels in the Peoria market.

It is important to note that a new hotel project, Embassy Suites, is scheduled to begin construction in East Peoria in late 2005. Although not located as near to the Peoria Civic Center or the other downtown Peoria attractions as the Pere Marquette is, the amenities geared toward business travel usually associated with an Embassy Suites property will provide additional competition to all hotels in the Peoria area.

Financials: Audited financial statements of Hotel Pere Marquette for years 2001 through 2003
Interim financial statements of Hotel Pere Marquette for 9 months ending September 30 2004
Projected financial information for years 2004 through 2007

	2001	2002	2003	2004	2005	2006	2007
			Year Ended December 31 (Dollars in 000's)				
Income Statement							
Sales	7,905	7,768	8,235	8,238	8,474	8,780	9,019
Net operating profit	313	261	538	540	508	527	541
Earnings before interest, taxes, depreciation and amortization	1,107	1,023	1,263	920	1,137	1,496	1,448
Balance sheet							
Current assets	930	744	676	908	1,056	1,886	2,578
PP&E	4,634	3,998	3,414	2,882	7,402	6,724	6,098
Other assets	282	375	375	941	900	850	800
Total assets	5,846	5,117	4,465	4,731	9,358	9,460	9,476
Current Liabilities	1,700	2,191	2,428	2,699	2,700	2,750	2,700
Debt	4,928	3,810	2,715	2,170	6,288	5,813	5,338
Partners' Equity	(782)	(884)	(678)	(138)	370	897	1,438
Total liab. & equity	5,846	5,117	4,465	4,731	9,358	9,460	9,476
Ratios							
Debt service coverage	0.98x	0.91x	1.12x	1.15x	1.82x	1.93x	1.91x
Current ratio	0.55	0.34	0.27	0.34	0.39	0.69	0.95

Discussion: Except for the year 2002 following the events of 9/11/01, the hotel's revenues have been increasing and are projected to do so through at least 2007 as the renovations being financed with project proceeds should enable the hotel to raise prices and attract new guests. Additionally, reconfiguration of the restaurant and banquet facilities are anticipated to provide increased revenues in those operations. Too, doubling the size of the Peoria Civic Center, enabling that facility to accommodate larger conventions and entertainment acts, will provide additional business for the hotel. Construction of two major museums on the Peoria riverfront only blocks away from the hotel are also expected to add to the overnight tourism stays in the downtown hotel market.

FINANCING SUMMARY

Borrower: Pere Marquette Hotel Associates, L.P.

Collateral: Pro-rata first mortgage "*pari passu*" with National City Bank, Commerce Bank, and Heartland Bank on the project real estate with an appraised as-if-completed fair market value of $12.8 million representing collateral coverage on the real estate to IFA and the banks on this participation loan of 2.13 times (46.87% LTV). IFA and the Banks will also share in a blanket first lien on the Hotel's existing and subsequently acquired personal property including but not limited to receivables, inventory, equipment, furniture and fixtures.

Structure: Based on the guidelines of the Participation Lending Program, IFA's interest rate will be 200 basis points below what the Bank is charging the customer. The Bank's interest rate will be established at 2.75 basis points above libor (3% as of March 23, 2005) for the 5-year term of the loan. The loan will be reviewed at the end of the 5-year term for renewal with IFA participation including a provision to extend its term to a maximum of 10 years.

Maturity: The loan will be set on a 20-year amortization with monthly interest only payments until 12/31/05 followed by 51 monthly principal plus interest payments beginning December 31, 2005 with a balloon payment at maturity.

Covenants:

1) Closing certificate as to accuracy of Representation and Warranties, compliance with covenants and absence of an Event of Default or Potential Event of Default
2) Repayment of all existing debt
3) Receipt and review of an appraisal on the project real estate
4) Satisfactory review of the Caterpillar lease
5) Annual audited financial statements
6) Mandatory reductions
    (1) 100% of any material additional indebtedness subject to customary exceptions, excluding the proceeds from allowed subordinated indebtedness
    (2) 100% of the proceeds of the sale of material assets outside the ordinary course of business
    (3) 100% of the proceeds from any material recovery event
    (4) 100% of the proceeds of any equity issuances
    (5) 50% annual excess cash flow recapture after the repayment of no more than $100,000 in partnership distributions
7) Maintenance of a Capital Expense Reserve requirement of 4% of revenues, money to be escrowed in a National City account, with payments being made as expenses are incurred.
8) Prohibition of acquisitions
9) Prohibitions on partnership distributions in excess of $100,000
10) Prohibition on additional indebtedness
11) Limitations on management fee
12) Standard prohibition on change of control

PROJECT SUMMARY

The proposed project involves the renovation of the 288-room Hotel Pere Marquette located at 501 Main Street in Peoria and the repayment of existing debt. Proceeds will be used as follows:

Renovation	$5,000,000	(Bank & IFA loan)
Pay off existing TE bond	1,000,000	(Bank loan)
	881,667	(Caterpillar, Inc.)
Pay off existing taxable bond	504,167	(Caterpillar, Inc.)
Hotel working capital	14,166	(Caterpillar, Inc.)
Pay off City of Peoria note	245,000	(Partnership equity)
Pay garage purchase option obligation	500,000	(Partnership equity)
Total	$8,145,000	

The proposed project is extremely important to the City of Peoria as the hotel serves as a focal point in the revitalized downtown area. Additionally, the hotel is considered to be the primary hotel of the Civic Center and with the impending expansion of that facility, it is of the utmost importance that the hotel be refurbished to accommodate the increased convention and entertainment business anticipated.

Strengths of the Project include:

- Caterpillar involvement – Caterpillar employees/vendors/customers provide the hotel with annual occupancy of over 20%. Current contracts have room rates ranging from $60 to $89 per night. The new lease sets rates at $106 a night for 10,950 nights. This increase would boost revenue by $300,000 annually. In addition, Caterpillar will infuse $100,000 every 2 years for capital improvements.

- Location – The hotel is located in the center of the downtown area ½ block from the Peoria Civic Center and within a short walk of the site of the proposed new $60,000,000 Lakeview and Catepillar museums.

- More manageable debt service. Some of the bonds being retired carried interest rates nearing 10%; the new proposed financing will be closer to the mid 5% range.

ECONOMIC DISCLOSURE STATEMENT

Project name:	Hotel Pere Marquette Renovation
Location:	501 Main Street Peoria, Illinois 61602 (Peoria County)
Applicant:	Pere Marquette Hotel Associates, L.P.
Organization:	Limited Partnership

PROFESSIONAL & FINANCIAL

Accountant:	Meyer Hoffman CPA's	Kansas City, KS	Christine Ritchie
Bank:	National City Bank	Peoria, Illinois	Rick Sems
Borrowers Counsel:	Davis & Campbell LLC	Peoria, Illinois	Robert Coletta
IFA Counsel:	Dykema Gossett PLLC	Chicago, Illinois	Darrell Pierce

LEGISLATIVE DISTRICTS

Congressional:	18 – Ray LaHood
State Senate:	37 – Dale E. Risinger
State House:	73 – David R. Leitch

ILLINOIS FINANCE AUTHORITY

Memorandum

To: IFA Board of Directors

From: Rich Frampton

Date: November 14, 2006

Re: Amendatory Bond Resolution to Authorize an Amended and Restated Trust Indenture, Loan Agreement, and Offering Circular
IDFA No. 9865–IRB
IDFA Series 2003A Industrial Revenue Bonds
(9521 Associates, LLC/Wisconsin Tool Project)

The Illinois Development Finance Authority issued $4,150,000 of Industrial Revenue Bonds on behalf of 9521 Associates, LLC (the "Obligor") on behalf of Wisconsin Tool and Stamping Company (the "Tenant") (collectively referred to as the "Wisconsin Tool" project) on December 30, 2003. The original Series 2003 Bonds were secured by a Direct Pay LOC from Chase Bank (formerly Bank One). 9521 Associates, LLC is a special purpose entity formed in 2003 owned by John Dombek, Jr., and John Dombek, III, the principal owners of Wisconsin Tool, to own and lease the subject project to Wisconsin Tool.

Wisconsin Tool is changing its LOC provider from Chase Bank to Wachovia Bank N.A. as of 11/30/2006.

First Midwest Bank will also become Wisconsin Tool's lender effective 11/30/2006.

First Midwest Bank and Wachovia Bank N.A. have entered into an Interbank Agreement, under which First Midwest Bank will serve as Wisconsin Tool's lender, while Wachovia will provide an investment grade rated LOC facility on behalf of First Midwest Bank to facilitate the sale of 7-day variable rate demand bonds.

Unlike the previous arrangement with Chase (which was both the Lender and LOC Provider), the responsibilities for (1) advancing LOC draws and (2) declaring defaults will now be the responsibilities of Wachovia Bank N.A. and First Midwest Bank, respectively. Accordingly, the existing Trust Indenture, Loan Agreement, and Offering Circular relating to the Series 2003A Wisconsin Tool Bonds must be amended and restated.

As proposed, the attached Amendatory Bond Resolution would enable these changes to take effect as of 11/30/2006.

Disclosure of the ownership of the Obligor, Tenant, and professional representation on this transaction follows on Page 2.

A copy of the Amendatory Resolution is attached.

Staff recommends approval of the accompanying Resolution as presented (based on sign-off by Issuer's Counsel to IFA).

ECONOMIC DISCLOSURE STATEMENT

Applicant:	9521 Associates, LLC (Contact: Mr. John Dombek, III, President, c/o JJD Industries, Inc., 9521 W. Ainslie Street, Schiller Park, IL 60176; Ph.: 847/678-7573)
Project name:	Wisconsin Tool Project
Location:	9521 W. Ainslie St., Schiller Park (Cook County), IL 60176
Organization/ State:	

- 9521 Associates, LLC: Illinois limited liability company
- Wisconsin Tool and Stamping Co, Inc.: Illinois corporation

Ownership: **For both 9521 Associates LLC, and Wisconsin Tool and Stamping Co., Inc.:**

- John Dombek, Jr., Chicago, IL: 50.0% (either individually or through various family trusts)
- John Dombek, III, Barrington, IL: 50.0% (either individually or through various family trusts)

PROFESSIONAL & FINANCIAL

Borrower's Counsel:	SKMF, LLC	Chicago, IL	Scott Sinar
Accountant:	Grey Hunter Stenn	Oak Brook, IL	Charles Arbiter
Bond Counsel:	Ice Miller	Chicago, IL	Tom Smith
Direct Lender:	First Midwest Bank	Deerfield, IL	Patrick Carroll
Lender's Counsel:	Aronberg Goldgehn Davis & Garmisa	Chicago, IL	Bernie Schlifke
Direct Pay LOC:	Wachovia Bank, N.A.	Charlotte, NC	
LOC Bank Counsel:	Butzel Long	Bloomfield Hills, MI	Robert Schwartz
Underwriter:	Wachovia Capital Markets, LLC	Holland, MI Philadelphia, PA	Bill Ockerlund Roy Young
Remarketing Agent:	Wachovia Capital Markets, LLC	Charlotte, NC	Hal Telimen
Underwriter's Counsel:	Ice Miller	Chicago, IL	Patra Geroulis
Financial Consultant:	Carroll Financial Group, Inc.	Des Plaines, IL	Allan Carroll
Trustee:	U.S. Bank Corporate Trust Services	Milwaukee, WI	Peter Brennan
Issuer's Counsel:	Hart Southworth & Witsman	Springfield, IL	Sam Witsman

IFA RESOLUTION NO. 2006-0705

A RESOLUTION AMENDING DOCUMENTS

RELATING TO WISCONSIN TOOL PROJECT

WHEREAS, the Illinois Development Finance Authority (as predecessor to the Illinois Finance Authority) (the "Authority") adopted a bond resolution on December 18, 2003 authorizing the issuance of its $4,150,000 original principal amount Illinois Development Finance Authority Variable Rate Demand Industrial Development Revenue Bonds, Series 2003A (Wisconsin Tool Project) (the "Series 2003A Bonds") and the $150,000 original principal amount Illinois Development Finance Authority Variable Rate Demand Taxable Industrial Development Revenue Bonds, Series 2003B (Wisconsin Tool Project) (the "Series 2003B Bonds" and together with the Series 2003A Bonds, the "Bonds"), which Series 2003B Bonds have been paid and full and are no longer outstanding; and

WHEREAS, 9521 Associates, LLC (the "Obligor"), has requested the Authority to amend certain provisions of the original Loan Agreement and the original Trust Indenture, in order to provide for the change of the Credit Facility and other related changes; and

WHEREAS, it is necessary and proper for the interests and convenience of the Authority to authorize such amendments; and

WHEREAS, the Authority has caused to be prepared and presented to this meeting the following documents, which the Authority proposes to enter into (i) the Amended and Restated Loan Agreement dated as of November 1, 2006 (the "Loan Agreement") by and between the Authority and the Obligor; (ii) the Amended and Restated Trust Indenture dated as of November 1, 2006 between the Authority and U.S. Bank National Association (as successor in interest to Wachovia Bank, National Association), as Trustee (the "Trustee") (the "Trust Indenture"); and (iii) the Replacement Bond (the "Bond").

WHEREAS, a form of the Amended and Restated Offering Circular (the "Offering Circular") has been prepared and presented to this meeting; and

NOW, THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE ILLINOIS FINANCE AUTHORITY, AS FOLLOWS:

That the form, terms and provisions of the proposed Loan Agreement, the Trust Indenture and the Bond be, and they hereby are, in all respects approved, and that the Chairman, Vice Chairman, Treasurer or Interim Executive Director and the Secretary or Assistant Secretary be, and they are hereby authorized, empowered and directed to execute and deliver such instruments in the name and the behalf of the Authority and that the Loan Agreement, the Trust Indenture and the Bond are to be in substantially the respective forms thereof submitted to this meeting and hereby approved, with such changes therein as shall be approved by the officials of the Authority executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from and after the execution and delivery of such instruments, the officials, agents and employees of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of such instruments as executed.

That the execution and delivery of the Loan Agreement, the Trust Indenture and the Bond, as authorized in Section 1 above, are expressly conditioned upon the following:

Approval of the Loan Agreement and the Trust Indenture must be obtained from all necessary parties; and

The Authority's counsel must approve final copies of the Loan Agreement, the Trust Indenture and the Bond and all related documents at or prior to their execution and delivery.

That the distribution of the Offering Circular presented at this meeting (with such changes therein as shall be required or approved by counsel to the Issuer) by the Underwriter is hereby approved with respect to the Series 2003A Bonds, but with appropriate variations to reflect the final terms of the Loan Agreement, the Trust Indenture and the Series 2003A Bonds.

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

That all ordinances, resolutions, orders or parts thereof in conflict with the provisions of this

Resolution are, to the extent of such conflict, hereby superseded.

This Resolution shall be in full force and effect from and after its passage and approval, in accordance with law.

PASSED this _______ day of November, 2006.

APPROVED this _______ day of November, 2006.

RESOLUTION 2006-0706

RESOLUTION TO MODIFY THE FEE SCHEDULE OF THE ILLINOIS FINANCE AUTHORITY

WHEREAS, the Illinois Finance Authority (the "Authority") has been created by the Illinois Finance Authority Act, 20 Illinois Compiled Statutes 3501/801-1 et seq. (the "Act"); and

WHEREAS, the Authority is empowered by Section 801-30(e) of the Act to "adopt all needful ordinances, resolutions, by-laws and regulations for the conduct of its business and affairs and for the management and use of the projects developed, constructed, acquired and improved in furtherance of its purposes"; and

WHEREAS, Section 801-40(j) of the Act grants the Authority the explicit power to "fix, determine, charge and collect any premiums, fees, charges, costs and expenses...from any person in connection with its activities"; and

WHEREAS, on June 22, 2004, the Board of the Authority (the "Board") adopted Resolution Number 2004-10 ("Resolution 2004-10") to establish the fee schedule for the Authority (the "Fee Schedule"); and

WHEREAS, from time to time, the Authority issues bonds for the benefit of units of local government that are secured by a pledge of the State's moral obligation pursuant to Section 801-40(w) of the Act ("Local Government Bond Program") and the Fee Schedule provides an issuance fee of 90 basis point for such issuances ("Local Government Fee"); and

WHEREAS, the Interim Executive Director and staff of the Authority have undertaken a review and analysis to determine the fees that the Authority should charge in connection with its Local Government Bond Program; and

WHEREAS, as a result of this review, the Authority desires to modify its Fee Schedule to reflect an issuance fee of 15 basis points in connection with issuances under the Local Government Bond Program; and

WHEREAS, the Board has the power to adopt this Resolution pursuant to Section 801-25 of the Act, and it has determined that the approval of the modification of the Fee Schedule is in the best interest of the Authority and is in accordance Section 801-40(j) of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE ILLINOIS FINANCE AUTHORITY, AS FOLLOWS:

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

Section 2. Authority Fees. Notwithstanding any other Resolution or policy, the Authority hereby modifies its Fee Schedule as follows:

Product	**Issuance Fee**
Moral Obligation Local Government Bonds	15 bps

Section 3. Delegation of Authority. The Executive Director of the Authority (or any person duly appointed and qualified by the Board to serve in such position on an interim basis) or her/his designees, are hereby authorized and directed to take any and all action consistent with this Resolution and the Act.

Section 4. Enactment. This Resolution shall take effect immediately. 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 the Resolution.

This Resolution 2006-__ is adopted this 14th day of November by roll vote as follows:

Ayes:

Nays:

Abstain:

Absent:

____
Chairman

Attested to:

____
Secretary

1022721_4