



MINUTES OF THE REGULARLY SCHEDULED 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 its regularly scheduled meeting at 11:30 a.m., on December 6, 2005 at the Plaza Club, One Prudential Plaza, 130 E. Randolph Street, 40th floor, Chicago, Illinois.

Members Present:

Magda M. Boyles
Ronald E. DeNard
James J. Fuentes
Demetris A. Giannoulis
Michael W. Goetz
David C. Gustman, Chairman
Dr. Roger D. Herrin
Edward H. Leonard, Sr.
Martin H. Nesbitt
Terrence M. O'Brien
Andrew W. Rice
Juan B. Rivera
Lynn F. Talbott
Bradley A. Zeller

Members Absent:

Joseph P. Valenti

GENERAL BUSINESS

Call to order

Chairman Gustman called the meeting to order at 11:47 a.m. with the above members present.

Chairman's Welcome

On behalf of the Board, Chairman Gustman welcomed everyone present and shared that projects being presented for approval today total close to \$593 million and are expected to create 1,426 new jobs and 990 construction jobs. Chairman Gustman also introduced Ronald E. DeNard, Illinois Finance Authority's newest board member.

Roll Call

Chairman Gustman asked Secretary Burgess Jones to call the roll. There being fourteen members present, a quorum was declared.

Interim Executive Director's Report

Interim Executive Director Rendleman reported that since 2004 the Illinois Finance Authority has approved 337 projects in various market sectors totaling nearly \$7 billion. Director Rendleman noted that in 2006, the Authority looks forward to continuing its efforts to further assist businesses and individuals throughout the State of Illinois, with their financial needs.

Acceptance of Financials

Financial statements for period ending November 30, 2005 were accepted by all board members present.

Minutes

Upon a motion by Mr. Leonard and seconded by Mr. O'Brien, Chairman Gustman requested a roll call vote to approve Minutes of the Authority's board meeting held on November 8, 2005. The motion was approved with 14 ayes, 0 nays, and 0 abstentions.

Projects

Director Rendleman presented the following projects for Board approval:

No. 1: **A-DR-TX-710 – Aaron Baker**

Requests approval of an Agricultural Debt Restructuring Loan to centralize debt in an amount not-to-exceed \$250,000.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-01)

No. 2: **A-SG-TX-GT-709 – Brian Duncan**

Requests approval of a Specialized Livestock Guarantee to finance purchase of 510 shares of stock in a sow farm designed to produce high quality weaner pigs in an amount not-to-exceed \$285,000.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-02)

No. 3: **A-FB-TE-CD-711 – Jeremy & Nikki Carter**

Requests approval of a Beginning Farmer Bond in an amount not-to-exceed \$125,000. This project will use dedicated 2006 Volume Cap set-aside for Beginning Farmer Bond transactions.

A-FB-TE-CD-712 – Matt & Janelle Steidinger

Requests approval of a Beginning Farmer bond in an amount not-to-exceed \$200,000. This project will use dedicated 2006 Volume Cap set-aside for Beginning Farmer Bond transactions

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-03)

No. 4: **I-EZ-TE-CD-410 – Central City Studios, LLC**

Requests final approval of Empowerment Zone Revenue Bonds to purchase land, equipment, fixtures, and construction costs and fund legal and professional costs in an amount not-to-exceed \$35,000,000. The City of Chicago will issue TIF bonds of approximately \$10.5M as part of the overall financing package. No IFA Volume Cap will be used. This project is expected to create 1,015 new jobs and 235 constructions jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-04)

No. 5 **I-ID-TE-CD-629 – Freedman Seating Company**

Requests final approval of an Industrial Revenue Bond to purchase and install equipment, fixtures, and construction costs and fund legal and professional costs in an amount not-to-exceed \$2,500,000. This project is expected to use up to \$2,500,000 of IFA Volume Cap. This project is expected to create 43 new jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-05)

No. 6: **I-ID-TE-CD-694 – Pollmann North America, Inc.**

Requests final approval of an Industrial Development Bond to purchase land, and construct and equip a manufacturing plant for auto parts in an amount not-to-exceed \$6,000,000. This project will require up to \$6,000,000 of Volume Cap. This project is expected to create 16 new jobs and 95 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-06)

No. 7: **P-SW-PO-TE-CO-719 – Reliable Materials Lyons, LLC**
Requests preliminary approval of Solid Waste Disposal Bonds to purchase land, machinery, equipment, and fund legal and professional costs in an amount not-to-exceed \$12,000,000. This project will require up to \$12,000,000 in Volume Cap. This project is expected to create 7 new jobs and 50 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-07)

No. 8: **P-SW-PO-TE-CD-662 – Air Products and Chemicals, Inc.**
Requests final approval of Solid Waste Disposal Bond to finance development, construction, equipment and operations of a hydrogen plant in an amount not-to-exceed \$30,000,000. This project will use an estimated \$30,000,000 of unallocated 2003-2004 Carryforward Volume Cap designated for Solid Waste Disposal Revenue Bond projects. This project is expected to create 8 new jobs and 60 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-08)

No. 9: **B-LL-TX-706 – Complete Automotive Services, Inc.**
Requests final approval of a Participation Loan to purchase land, building construction, acquire machinery and equipment in an amount not-to-exceed \$120,000. This project is expected to create 2 new jobs and 15 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-09)

No. 10: **B-LL-TX-708 – Ex-Tech Plastics, Inc.**
Requests final approval of a Participation Loan to purchase equipment for a manufacturing facility in an amount not-to-exceed \$1,000,000. This project is expected to create 15 new jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-10)

No. 11: **B-LL-TX-704 – Velde Saur Land Trust**
Requests final approval of a Participation Loan for building improvements and complete refurbishment of an automobile dealership in an amount not-to-exceed \$1,000,000. This project is expected to create 6 new jobs and 50 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-11)

No. 12: **E-PC-TE-CD-713 – Chicago Historical Society**
Requests preliminary approval of 501(c) 3 Bonds to renovate public spaces and refund existing tax-exempt bonds in an amount not-to-exceed \$53,000,000. This project is expected to create 6 new jobs and 32 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-12)

No. 13: **N-NP-TE-CD-717 – Lutheran Social Services of Illinois and Vesper Management Corporation**
Requests preliminary approval of 501(c) 3 Bonds to refund outstanding bonds, finance certain capital costs, capitalize debt service reserve funds and pay issuance costs in an amount not-to-exceed \$22,000,000. This project is expected to create 209 new jobs.

Ms. Boyles announced that she would abstain from voting on this project. Stating that her firm provides legal representation to Lutheran Social Services of Illinois. Chairman Gustman requested a roll call vote. The project was approved with 13 ayes, 0 nays, and 1 abstention. (05-12-13)

No. 14: **E-PS-TE-CD-683 – The Roman Catholic Diocese of Joliet, organized as a Trust (All Saints Catholic Academy)**
Requests final approval of 501(c)3 Bonds to refinance taxable loans, capitalize interest, fund legal and professional costs in an amount not-to-exceed \$13,000,000. This project is expected to create 7 new jobs.

Chairman Gustman requested a roll call vote. The project was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-14)

- No. 15: **E-PS-TE-CD-693 – The Latin School of Chicago**
Requests final approval of 501(c) 3 Bonds to finance demolition and construction, renovations, refinance bonds, capitalize interest and fund legal and professional costs in an amount not-to-exceed \$35,000,000. This project is expected to create 11 new jobs and 300 construction jobs.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-15)
- No. 16: **N-NP-TE-CD-702 – Park Lawn Association, Inc.**
Requests final approval of 501(c) 3 Revenue Bonds to finance construction and renovate a facility in an amount not-to-exceed \$3,500,000. This project is expected to create 8 new jobs and 100 construction jobs.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-16)
- No. 17: **L-GR-TE-700 – Village of Freeburg**
Requests preliminary approval of Local Government Bonds to finance facility construction, reimburse project costs and pay issuance costs in an amount not-to-exceed \$6,300,000. This project is expected to create 1 new job and 5 construction jobs.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-17)
- No. 18: **L-GP-TE-MO-608 – Advanced Refunding**
Requests final approval of Moral Obligation Bonds to advance refund outstanding bonds issued by the Illinois Rural Bond Bank on behalf of units of local government and, to pay certain issuance costs in an amount not-to-exceed \$15,700,000.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions/present. (05-12-18)

- No. 19: **M-MH-TE-CD-697 – DeKalb Supportive Living, LP and its successors and assigns, an Illinois Limited Partnership to be formed (Pine view/DeKalb County Supportive Living Facility)**
Requests preliminary approval of Housing Bonds to construct a new affordable Supportive Living Facility in an amount not-to-exceed \$6,500,000. This project will use approximately \$6,225,000 of Carryforward Volume Cap. This project is expected to create 31 new jobs and 25 construction jobs.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-19)
- No. 20: **M-MH-TE-CD-698 – Heritage Woods of Freeport Limited Partnership, and its successors and assigns, an Illinois Limited Partnership to be formed (heritage Woods of Freeport SLF)**
Requests preliminary approval of Housing Bonds to construct a new affordable Supportive Living Facility in an amount not-to-exceed \$10,000,000. This project will use approximately \$9,700,000 of prior year Carryforward Volume Cap. This project is expected to create 38 new jobs and 30 construction jobs.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions/present. (05-12-20)
- No. 21: **M-MH-TE-CD-696 – Prairie Winds of Urbana LP, and its successors and assigns (Prairie Winds of Urbana SLF)**
Requests preliminary approval of Housing Bonds to construct a new affordable Supportive Living Facility in an amount not-to-exceed \$10,000,000. This project will use approximately \$8,700,000 of Carryforward Volume Cap. This project is expected to create 36 new jobs and 28 construction jobs.
- Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions/present. (05-12-21)
- No. 22: **M-MH-TE-CD-703 – Thornwood – Chicago Heights, LP and its successors and assigns, an Illinois Limited Partnership to be formed (Thornwood Apartments)**
Requests preliminary approval of Housing Bonds to purchase and renovate an existing building for affordable multifamily rental apartments in an amount not-to-exceed \$11,000,000. This project will use up to \$10,250,000 of prior year Carryforward Volume Cap that was obtained by

the Underwriter and transferred to the Authority for this project. This project is expected to create 20 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-22).

- No. 23: **M-MH-TE-CD-639 – Urban West Byron, LP (St. Pauls Residences)**
Requests final approval of Housing Bonds to purchase and renovate an existing building for affordable senior rental property in an amount not-to-exceed \$7,000,000. This project will use up to \$7,000,000 of prior year Carryforward Volume Cap that was transferred to the Authority by Home Rule Municipalities for this purpose. This project is expected to create 10 construction jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-23)

- No. 24: **H-HO-TE-CD-701 – Edward Hospital**
Requests preliminary approval of 501(c) 3 Bonds to fund new money projects, full or partial refinancing of existing IHFA Series 1993, 1997 and 2001 bonds and, fund debt service reserve fund, capitalize interest and pay costs of issuance in an amount not-to-exceed \$250,000,000.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-24)

- No. 25: **H-HO-TE-CD-720 – Proctor Hospital**
Requests preliminary approval of 501(c) 3 Bonds to fund new money projects, full or partial refinancing of existing IHFA Series 1991 and 1996 bond, fund debt service reserve and pay issuance costs in an amount not-to-exceed \$55,000,000. This project is expected to create 5 new jobs.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-25)

- No. 26: **H-HO-TE-CD-691 – Sinai Health System and Mount Sinai Hospital Medical Center of Chicago**
Requests final approval of 501(c) 3 Bonds to pay or reimburse borrower for costs of acquiring certain capital equipment, refinance taxable loans and pay certain related expenses in an amount not-to-exceed \$7,300,000.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-26)

Amendments / Resolutions

Onyx Waste Services, Inc. (P-SW-PO-TE-CD-403) requests approval to extend the expiration date of the inducement resolution previously approved by the Board from 12/31/2005 to 12/31/2007.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-27).

Freeport Area Economic Development Foundation, Inc. (B-LL-NP-TX-412) requests a Special Purpose Entity.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-28).

Resolution No. 2006-17 Authorizing the execution and delivery of an Intergovernmental Agreement with the Village of Brookfield, Illinois to facilitate the issuance of Refunding Bonds by the Village of Brookfield for the Chicago Zoological Society.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-29).

Custom Wood Products (B-LL-TX-573) requests to change the borrower under a previously approved participation loan to the borrower's holding company, Fowler Properties, LLC.

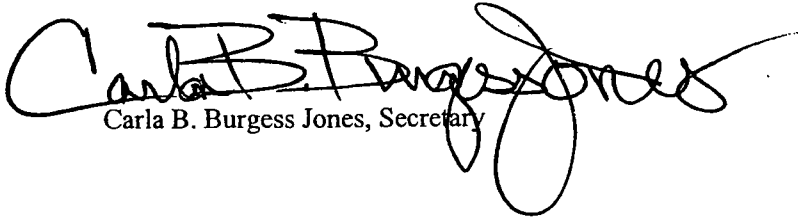
Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-30).

Jeffrey J. Gutzwiller (B-LL-TX-6020) requests authorization to increase the loan principal amount of a previously approved participation loan from \$127,500 to \$137,500.

Chairman Gustman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 14 ayes, 0 nays, and 0 abstentions. (05-12-30).

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. DeNard and seconded by Dr. Herrin the meeting adjourned at approximately 12:41 p.m.

Respectfully Submitted,


Carla B. Burgess Jones, Secretary