### **MEETING DETAILS**



#### REGULAR MEETING OF THE DIRECTORS

TUESDAY, JUNE 10, 2025 10:30 A.M.

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

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

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#### ILLINOIS C-PACE OPEN MARKET INITIATIVE

#### REGULAR MEETING OF THE DIRECTORS

TUESDAY, JUNE 10, 2025 10:30 A.M.

I.	Call to Order and Roll Call
II.	Approval of Agenda
III.	Public Comments
IV.	Remarks from the Chair
V.	Message from the Executive Director
VI.	Presentation and Consideration of Resolution Approving the Schedule of
	Regular Meetings for Fiscal Year 2026
VII.	Correction and Approval of Minutes
VIII.	Other Business
IX.	Closed Session

Adjournment

X.

160 North LaSalle Street Suite S-1000 Chicago, IL 60601 312-651-1300 312-651-1350 fax www.il-fa.com

# I. CALL TO ORDER AND ROLL CALL

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## II. APPROVAL OF AGENDA



Thursday, June 5, 2025

# PUBLIC NOTICE OF REGULAR MEETING OF THE DIRECTORS OF THE ILLINOIS C-PACE OPEN MARKET INITIATIVE

The Illinois C-PACE Open Market Initiative, an Illinois not for profit corporation and component unit of the Illinois Finance Authority (the "<u>Authority</u>"), will hold its regularly scheduled meeting of the Directors of the Illinois C-PACE Open Market Initiative at two locations simultaneously on **Tuesday, June 10, 2025, at 10:30 a.m.:** 

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

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

- The Audio Conference Number is +1 (650) 479-3208 and the Meeting ID or Access Code is 2630 994 1868 followed by pound (#). Upon being prompted for a password, please enter 43248378 followed by pound (#).
- To join the Video Conference, use the link below and enter "IFAGuest" as the password. https://illinoisfinanceauthority-512.my/j.php?MTID=mecd9cbe52bedc0a6535a276cbb1b9318

Attendees using handheld mobile devices (i.e., smartphones and tablets) will need to download the WebEx App to join the meeting via Video Conference. To avoid technical issues, mobile users are recommended to use the Audio Conference information provided. Guests wishing to comment orally are invited to do so pursuant to the "Guidelines for Public Comment" prescribed by the Authority and posted at <a href="https://www.il-fa.com">https://www.il-fa.com</a>. Guests participating via Audio Conference or Video Conference that cannot hear or see the proceedings clearly can call +1 (312) 651-1300 or write <a href="mailto:info@il-fa.com">info@il-fa.com</a> for assistance. Please contact an Assistant Secretary of the Board at +1 (312) 651-1300 for more information.

#### **AGENDA:**

- I. Call to Order and Roll Call
- II. Approval of Agenda
- III. Public Comments
- IV. Remarks from the Chair
- V. Message from the Executive Director
- VI. Presentation and Consideration of Resolution Approving the Schedule of Regular Meetings for Fiscal Year 2026
- VII. Correction and Approval of Minutes
- VIII. Other Business
- IX. Closed Session
- X. Adjournment

All meetings will be accessible to persons with disabilities in compliance with Executive Order #5 (1979) as well as pertinent State and Federal laws upon notification of anticipated attendance. Persons with disabilities planning to attend any meeting and needing special accommodations should contact the Illinois Finance Authority by calling +1 (312) 651-1300, TTY +1 (800) 526-0844.

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# III. PUBLIC COMMENTS

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## IV. REMARKS FROM THE CHAIR

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# V. MESSAGE FROM THE EXECUTIVE DIRECTOR

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# VI. PRESENTATION AND CONSIDERATION OF RESOLUTION APPROVING THE SCHEDULE OF REGULAR MEETINGS FOR FISCAL YEAR 2026

#### RESOLUTION 2025-0610-PACE01

# RESOLUTION APPROVING THE SCHEDULE OF REGULAR MEETINGS FOR FISCAL YEAR 2026

WHEREAS, pursuant to the Property Assessed Clean Energy Act, 50 ILCS 50/1 et seq., as amended (the "PACE Act"), any interested "governmental unit" (as defined in the PACE Act) may create a "PACE area" (as defined in the PACE Act) within its respective jurisdictional boundaries and establish a "property assessed clean energy program" or "program" (as defined in the PACE Act) to facilitate access to capital used by "record owners" (as defined in the PACE Act) of "property" (as defined in the PACE Act) for the financing or refinancing of "energy projects" (as defined in the PACE Act); and

WHEREAS, the Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the "Authority"), is authorized to issue bonds or notes in accordance with the PACE Act and pursuant to subsection (d) of Section 825-65 of the Illinois Finance Authority Act, 20 ILCS 3501/801-1 *et seq.*, (the "Act") to fund "PACE Projects" (as defined in the Act), which bonds or notes will be secured, in part, by "assessments" (as defined in the PACE Act) levied on properties benefitted by PACE Projects as voluntarily requested by the record owners pursuant to "assessment contracts" (as defined in the PACE Act); and

WHEREAS, pursuant to Section 10 of the PACE Act, any governmental unit may establish a program administered by either one or more than one "program administrator" (as defined in the PACE Act) for a PACE area on behalf of or at the discretion of each governmental unit, and under such program, each governmental unit, from time to time, may assign such assessment contracts to "permitted assignees" (as defined in the PACE Act), including the Authority, without competitive bidding or the solicitation of requests for proposals or requests for qualifications to fund PACE Projects; and

WHEREAS, in order to lessen the burdens on counties and municipalities throughout Illinois that may desire to create PACE areas and establish property assessed clean energy programs, to attract "capital providers" (as defined in the PACE Act) to purchase bonds or notes issued by the Authority to fund PACE Projects throughout Illinois, and to assist record owners in the financing or refinancing of PACE Projects throughout Illinois, the Authority, pursuant to its Resolution 2022-0412-GP10, authorized the formation of Illinois C-PACE Open Market Initiative, d/b/a C-PACE Open Market Initiative, an Illinois not-for-profit corporation and component unit of the Authority (the "Corporation"), to administer a nonpartisan, nonpolitical property assessed clean energy program for interested governmental units throughout Illinois (the "Illinois Finance Authority PACE Program") for the benefit of a statewide, open market; and

WHEREAS, the By-Laws of the Corporation were approved pursuant to that certain Unanimous Consent Organizational Resolution of the Board of Directors of Illinois C-PACE Open Market Initiative executed and delivered as of October 5, 2022 by the initial directors, excluding one initial director who resigned such directorship prior to the date of such resolution,

and pursuant to Article Eight of such By-Laws, the Corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its Board of Directors and committees in accordance with the laws of the State of Illinois (the "State"), including but not limited to the Open Meetings Act, 5 ILCS 120, et seq., (the "Open Meetings Act"), with the Corporation's Bylaws, and generally accepted accounting principles; and

WHEREAS, it is the public policy of the State that public bodies exist to aid in the conduct of the people's business and that the people have a right to be informed as to the conduct of their business; and

WHEREAS, in order that the people shall be informed, it is the public policy of the State of Illinois that its citizens shall be given advance notice of and the right to attend all meetings at which any business of a public body is discussed or acted upon in any way; and

WHEREAS, the Open Meetings Act was created to implement these public policies; and

**WHEREAS**, pursuant to the Open Meetings Act, the Corporation shall give public notice of the schedule of regular meetings at the beginning of each calendar or fiscal year and shall state the regular dates, times, and places of such meetings.

**NOW, THEREFORE, BE IT RESOLVED** by the Directors of the Illinois C-PACE Open Market Initiative as follows:

- **Section 1.** Recitals. The recitals set forth above are found to be true and correct and are incorporated into this Resolution as if fully set forth herein.
- Section 2. Approval of Regular Meeting Dates, Times, and Places. The Corporation approves the dates, times, and places of regular meetings for its fiscal year ending on June 30th as follows, provided that the Corporation reserves the right to cancel or reschedule regular meetings in accordance with the notice and posting requirements of the Open Meetings Act:

Tuesday, June 9, 2026 10:30 AM

Michael A. Bilandic Building, 160 North LaSalle Street, Suite S-1000, Chicago, IL 60601, and/or other locations to be announced.

- **Section 3. Severability.** If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.
- **Section 4. Effectiveness.** This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

Approved and effective this 10 <sup>th</sup> day of June, 2025:				
Ayes:				
Nays:				
Abstain:				
Absent:				
Vacant:				
	ILLINOIS C-PACE OPEN MARKET INITIATIVE			
	Ву			
	Executive Director			
ATTEST:				
Assistant Secretary				

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#### C-PACE Open Market Initiative

# VII. CORRECTION AND APPROVAL OF MINUTES

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ILLINOIS C-PACE OPEN MARKET INITIATIVE

June 11, 2024

REGULAR MEETING OF THE DIRECTORS

10:00 AM

#### TRANSCRIPT OF PROCEEDINGS

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

William Hobert, Chair
Susan Abrams, Director
Drew Beres, Director
Karen Caldwell, Director
Arlene Juracek, Director
Steven Landek, Director
Roxanne Nava, Vice Chair
Roger Poole, Director
Lynn Sutton, Director
Bradley Zeller, Director

#### Also present:

Chris Meister, Executive Director

Brad Fletcher, Vice President & Treasurer

Ximena Granda, Manager of Finance &

Administration

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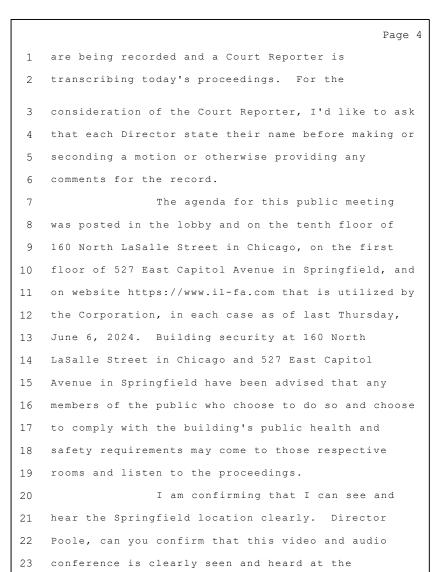


Page 2 1 CHAIR HOBERT: Good morning. This is Will 2 Hobert, Chairman of the Illinois C-PACE Open Market 3 Initiative. I would like to call the meeting to 4 order. ASSISTANT SECRETARY FLETCHER: This is Brad Fletcher. Today's date is Tuesday, June 11, 2024, and this regular meeting of the Corporation has been called to order by Chair Hobert at the time of 10:00 a.m. Chair Hobert and some Directors are 10 attending this meeting in person in Suite S-1000 of 160 North LaSalle Street in Chicago, Illinois, and some Directors are attending in person in Hearing Room A of 527 East Capitol Avenue in Springfield, Illinois. The two locations are connected through an interactive video and audio conference. CHAIR HOBERT: This is Will Hobert. Will the 17 Assistant Secretary please call the roll? 19 ASSISTANT SECRETARY FLETCHER: Certainly. This is Brad Fletcher. I will call the roll. Member 21 Beres? 22 DIRECTOR BERES: Here. 23 ASSISTANT SECRETARY FLETCHER: Member Caldwell? DIRECTOR CALDWELL. Here



	Page 3
1	ASSISTANT SECRETARY FLETCHER: Member Juracek?
2	DIRECTOR JURACEK: Here.
3	ASSISTANT SECRETARY FLETCHER: Vice Chair Nava?
4	VICE CHAIR NAVA: Here.
5	ASSISTANT SECRETARY FLETCHER: Member Poole?
6	DIRECTOR POOLE: Present.
7	ASSISTANT SECRETARY FLETCHER: Member Sutton?
8	DIRECTOR SUTTON: Here.
9	ASSISTANT SECRETARY FLETCHER: Member Zeller?
10	Brad, Member Zeller?
11	DIRECTOR ZELLER: Present.
12	ASSISTANT SECRETARY FLETCHER: Thank you so
13	much. With eight Members present, we have a quorum.
14	Again, this is Brad Fletcher. Chair Hobert, in
15	accordance with Section 2.01 of the Open Meetings
16	Act, as amended, a quorum of directors has been
17	constituted. I note that Directors Poole and Zeller
18	are attending at the Springfield location while the
19	Chair and the rest of the Directors are attending
20	from the Chicago location.
21	For anyone from the public
22	participating via phone, to mute and unmute your
23	line, you may press **6 on your keypad if you do not
24	have that feature on your phone. As a reminder, we



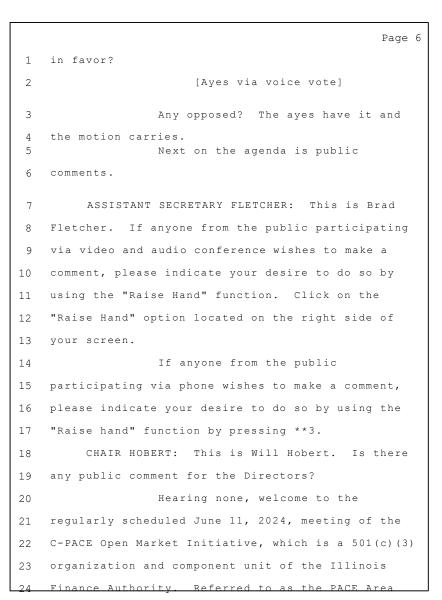




Springfield location?

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1	DIRECTOR POOLE: Yes, this is Roger Poole.
2	I am physically present at the Springfield location,
3	and I confirm that I can see and hear the Chicago
4	location clearly. The Springfield location is open
5	to any members of the public who choose to come to
6	this location and participate in the process
7	meetings
8	ASSISTANT SECRETARY FLETCHER: Thank you,
9	Roger. This is Brad Fletcher. If any members of
10	the public participating via video or audio
11	conference find that they cannot see or hear these
12	proceedings clearly, please call 312-651-1300 or
13	write info@il-fa.com immediately to let us know, and
14	we will endeavor to solve the video or audio issue.
15	CHAIR HOBERT: This is Will Hobert. Does
16	anyone wish to make any additions, edits, or
17	corrections to today's agenda?
18	Hearing none, I'd like to request a
19	motion to approve the agenda. Is there such a
20	motion?
21	DIRECTOR BERES: This is Drew Beres. So moved.
22	DIRECTOR CALDWELL: This is Karen Caldwell.
23	Second.
24	CHAIR HOBERT: This is Will Hobert. All those







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1	Administrator, the C-PACE Open Market Initiative is
2	the independent, neutral program administrator of
3	the Illinois Finance Authority PACE Program, and
4	provides a fair, competitive, statewide open
5	market. Chris?
6	EXECUTIVE DIRECTOR MEISTER: Thanks, Will.
7	This is Chris Meister. Thank you to the Chair and
8	to the Directors for taking time from your busy
9	schedules for this annual meeting.
10	In advance of this annual meeting,
11	each Director received the PACE Ethics Package,
12	which is this with the yellow signature tab. The
13	Ethics Package includes, number one, a list of the
14	capital providers approved by the Illinois Finance
15	Authority that are, or will be, program
16	administrators of the Illinois Finance Authority
17	PACE Program; two, the ethics statement for each
18	Director; and, three, the related conflict of
19	interest policy. Importantly, each Director must
20	complete and sign and date the ethics statement by
21	June the 30th. For convenience, printed forms are
22	available I've held one up and signing today.



23

As background, no Director has previously reported

any prior or existing conflicts with the capital

#### Page 8 1 providers approved by the Illinois Finance Authority that are, or will be, program administrators of the Illinois Finance Authority PACE Program. Brad, can you please present the two resolutions on this morning's agenda? ASSISTANT SECRETARY FLETCHER: This is Brad Fletcher. Next is the presentation and consideration of a Resolution authorizing and approving the election of Board Members Susan Abrams and Steven Landek; and approving related matters. 11 Does any Director have any questions or comments? 12 13 CHAIR HOBERT: This is Will Hobert. I would like to request a motion to approve such Resolution. Is there such a motion? DIRECTOR JURACEK: This is Arelene Juracek. So 16 moved. VICE CHAIR NAVA: This is Roxanne. Second. 18 CHAIR HOBERT: This is Will Hobert. Will the 19 Assistant Secretary please call the roll? ASSISTANT SECRETARY FLETCHER: This is Brad 21 Fletcher. On the motion by Director Juracek and second by Vice Chair, I will call the roll.

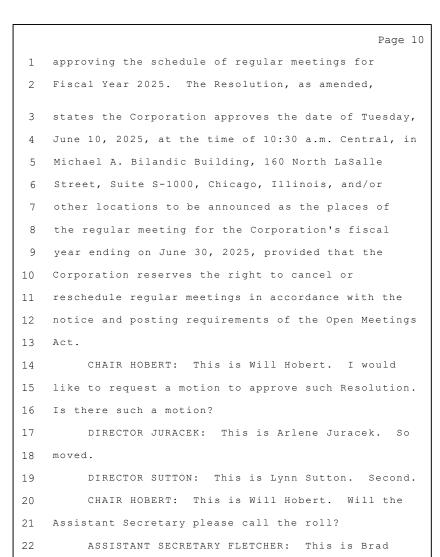


Director Beres?

24

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1	DIRECTOR BERES: Yes.
2	ASSISTANT SECRETARY FLETCHER: Director
3	Caldwell?
4	DIRECTOR CALDWELL: Yes.
5	ASSISTANT SECRETARY FLETCHER: Director
6	Juracek?
7	DIRECTOR JURACEK: Yes.
8	ASSISTANT SECRETARY FLETCHER: Vice Chair Nava?
9	VICE CHAIR NAVA: Yes.
10	ASSISTANT SECRETARY FLETCHER: Director Poole?
11	Roger?
12	DIRECTOR POOLE: Yes.
13	ASSISTANT SECRETARY FLETCHER: Director Sutton?
14	DIRECTOR SUTTON: Yes.
15	ASSISTANT SECRETARY FLETCHER: Director Zeller?
16	DIRECTOR ZELLER: Yes.
17	ASSISTANT SECRETARY FLETCHER: And Chair
18	Hobert?
19	CHAIR HOBERT: Yes.
20	ASSISTANT SECRETARY FLETCHER: Again, this is
21	Brad Fletcher. Chair Hobert, the ayes have it and
22	the motion carries.
23	ASSISTANT SECRETARY FLETCHER: Next is the
24	presentation and consideration of a Resolution





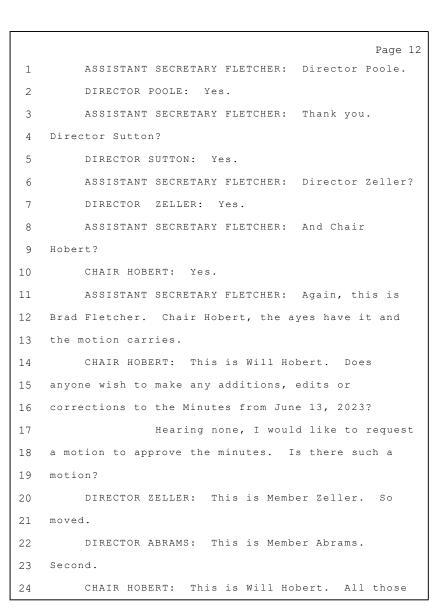


Fletcher. On the motion by Director Poole and second by Director Sutton. I will call the rol

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1	including the members that were newly elected.
2	DIRECTOR JURACEK: Director Juracek made the
3	motion.
4	ASSISTANT SECRETARY FLETCHER: Oh, I apologize.
5	On the motion by Director Juracek and second by
6	Director Sutton, I'll call the roll.
7	Director Abrams?
8	DIRECTOR ABRAMS: Yes.
9	ASSISTANT SECRETARY FLETCHER: Thank you.
10	Director Beres?
11	DIRECTOR BERES: Yes.
12	ASSISTANT SECRETARY FLETCHER: Director
13	Caldwell?
14	DIRECTOR CALDWELL: Yes.
15	ASSISTANT SECRETARY FLETCHER: Director
16	Juracek?
17	DIRECTOR JURACEK: Yes.
18	ASSISTANT SECRETARY FLETCHER: Director Landek?
19	DIRECTOR LANDEK: Yes.
20	ASSISTANT SECRETARY FLECTCHER: Vice Chair
21	Nava?
22	VICE CHAIR NAVA: Yes.
23	ASSISTANT SECRETARY FLETCHER: Director Poole?



DIRECTOR POOLE: Yes

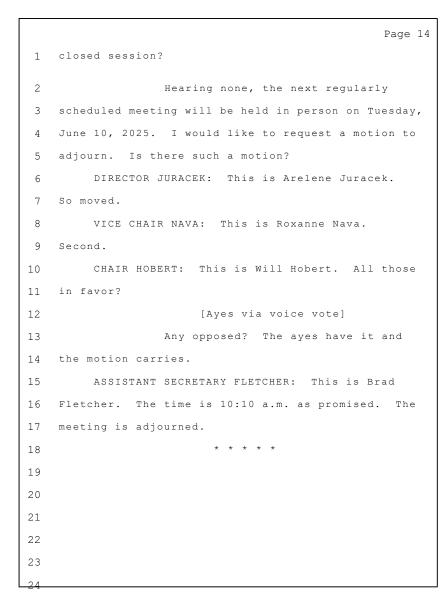




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1	in favor?
2	[Ayes via voice vote]
3	CHAIR HOBERT: Any opposed?
4	The ayes have it and the motion
5	carries.
6	Is there any other business to come
7	before the Directors?
8	ASSISTANT SECRETARY FLETCHER: This is Brad
9	Fletcher. Chair Hobert, Directors Fuentes, Pawar,
10	Ryan, Strautmanis and Wexler were unable to
11	participate today.
12	CHAIR HOBERT: This is Will Hobert. I would
13	like to request a motion to excuse Members Fuentes
14	Pawar, Ryan, Stratmanis and Wexler who were unable
15	to participate today. Is there such a motion?
16	DIRECTOR BERES: This is Drew Beres. So moved.
17	DIRECTOR CALDWELL: This is Karen Caldwell.
18	Second.
19	CHAIR HOBERT: This is Will Hobert. All those
20	in favor?
21	[Ayes via voice vote]
22	Any opposed? The ayes have it and
23	the motion carries.



Is there any matter for discussion in





Page 15 STATE OF ILLINOIS SS. COUNTY OF COOK 4 I, PATRICIA S. MANN, CSR, RPR, a certified 5 shorthand reporter in the State of Illinois, do 6 hereby certify that the above matter was recorded 7 stenographically by me and reduced to writing by 8 9 I FURTHER CERTIFY that the foregoing transcript 10 of the said matter is a true, correct and complete 11 transcript of the proceedings at the time and place 12 specified hereinbefore. 13 I FURTHER CERTIFY that I am not a relative or 14 employee of any of the parties, nor a relative or 15 employee of the attorneys of record or financially 16 interested directly or indirectly in this action. 17 IN WITNESS WHEREOF, I have hereunto set my hand 18 and affixed my seal of office at Chicago, Illinois, 19 this 24th day of June, 2024. 20 21 22 Patricia S. Mann 23 Patricia S. Mann, CSR, RPR 24 License No. 084-001853





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Customer Care: Cari Hartley (E: CHartley@MagnaLS.com | C: 843-814-0841)

Director of Production Services:
Ron Hickman (E:RHickman@MagnaLS.com | C: 215-982-0810)

National Director of Discovery Support Services: Carmella Mazza (E: CMazza@MagnaLS.com | C: 856-495-1920)

Billing Manager:
Maria Capetola (E: MCapetola@MagnaLS.com | C: 215-292-9603)

Director of Sales Operations: Kristina Moukina (E: KMoukina@MagnaLS.com | C: 215-796-5028)



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# VIII. OTHER BUSINESS

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# IX. CLOSED SESSION

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# X. ADJOURNMENT